

GOVERNMENT OF THE PEOPLE'S REPUBLIC OF BANGLADESH
MINISTRY OF POWER, ENERGY AND MINERAL RESOURCES
POWER GRID COMPANY OF BANGLADESH LIMITED



Resettlement Plan
for

**Southern Chattogram and Kaliakoir Transmission
Infrastructure Development Project**



Prepared By



**Infrastructure Investment
Facilitation Company**

A J Tower, 4 Kawran Bazar,
Sonargaon Link Road, Dhaka 1215

May 2023

CURRENCY EQUIVALENTS

Currency unit	=	Bangladesh Taka (BDT)
BDT 1.00	=	\$ 0.012
1 US Dollar (USD)*	=	BDT. 84.80

WEIGHTS AND MEASURES

1 ha	=	2.47 acre
1 ha	=	10,000 sqm
1 acre	=	100 decimals

NOTE

In this report, "\$" refers to US dollar

*1 US Dollar (USD) = 84.80 BDT as the exchange rate of Bangladesh Bank on Apr 27, 2021

ABBREVIATIONS

AB	:	Acquiring Body
AC	:	Assistant Commissioner (Land)
ADC	:	Additional Deputy Commissioner
AH	:	Affected household
AIIB	:	Asian Infrastructure Investment Bank
AP	:	Affected Person
BBS	:	Bangladesh Bureau of Statistics
BFD	:	Bangladesh Forest Department
BPDB	:	Bangladesh Power Development Board
CBE	:	Commercial and Business Enterprise
CCL	:	Cash Compensation under Law
CMP	:	Current Market Price
CSC	:	Construction Supervision Consultant
DAE	:	Department of Agriculture Extension
DC	:	Deputy Commissioner
DCI	:	Direct Calorie Intake
DoF	:	Department of Fisheries
EC	:	Entitlement Card
EIA	:	Environmental Impact Assessment
EP	:	Entitled Person
ESMP	:	Environmental and Social Monitoring Plan
ESU	:	Environmental Social Unit
FGD	:	Focus Group Discussion
GoB	:	Government of Bangladesh
GRC	:	Grievance Redress Committee
HH	:	Household
HIES	:	Household Income and Expenditure Survey
IA	:	Implementing Agency
IGP	:	Income Generating Program
ILRP	:	Income Generating & Livelihood Restoration Program
IoL	:	Inventory of Loses
IR	:	Involuntary Resettlement
JVC	:	Joint Verification Committee
JVS	:	Joint Verification Survey
LA	:	Land Acquisition
LAO	:	Land Acquisition Officer
LAP	:	Land Acquisition Plan
LAR	:	Land Acquisition and Resettlement

Resettlement Plan

LGI	:	Local Government Institution
LMS	:	Land Market Survey
LRP	:	Livelihood Restoration Program
M&E	:	Monitoring & Evaluation
MIS	:	Management Information System
MoPEMR	:	Ministry of Power, Energy and Mineral Resources
NGO	:	Non-Governmental Organization
PAH	:	Project Affected Household
PAU	:	Project Affected Unit
PCR	:	Physical & Cultural Resources
PD	:	Project Director
PIB	:	Public Information Brochure
PIU	:	Project Implementation Unit
PMO	:	Project Management Office
PPR	:	Project Progress Report
PRA	:	Participatory Rural Appraisal
PVAC	:	Property Valuation Advisory Committee
PVS	:	Property Valuation Survey
PWD	:	Public Works Department
RoR	:	Record of Right

GLOSSARY

Affected Person (AP)	Any person, affected households (AHs), firms or private institutions who, on account of changes that result from the Project will have their (i) standard of living adversely affected; (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with or without displacement.
Awardee	It refers to person with interests in land to be acquired by the Project after their ownership of said land has been confirmed by the respective Deputy Commissioner's office as well as persons with interests in other assets to be acquired by the Project. Compensation for acquired assets is provided to 'awardees' through notification under Section 8 of the Land Acquisition Act.
Census	Census is a complete count of the population affected by a project activity including collation of demographic and property information. This will identify and determine the number of Project Affected Persons (PAP) and the nature and levels of impact.
Compensation	It includes payments in cash or kind for assets acquired or affected by a Project at replacement cost or current market value.
Cut-off date	It refers to the date by which PAPs and their affected assets, as relevant, have been identified and new entrants to the site cannot make claims to compensation or resettlement assistance. Persons whose ownership, use of occupancy prior to the cut-off date can be demonstrated remain eligible for assistance, regardless of their identification in the census.
Entitlements	It includes the range of measures comprising cash or kind compensation, relocation cost, income restoration assistance, transfer assistance, income substitution, and business restoration which are due to AHs, depending on the type and degree/nature of their losses, to restore their social and economic base.
Household	A household includes all persons living and eating together (sharing the same kitchen and cooking food together as a single-family unit).
Implementing Agency (IA)	Implementing Agency for this project is PGCB
INGO	INGO denotes a consultancy firm who will implement resettlement plan and monitoring the environmental and social parameters during pre-construction and construction phases of the project engage by PGCB through tendering process

Resettlement Plan

Inventory of losses	It includes assets listed during the survey/census as a preliminary record of affected or lost assets.
Involuntary resettlement	It covers physical displacement (relocation, loss of residential land or loss of shelter) and economic displacement (loss of land or access to land loss of assets or access to assets, or loss of income sources or means of livelihood) as a result of: (a) involuntary acquisition of land; or (b) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers such displacement whether such losses and involuntary restrictions are full or partial, permanent or temporary.
Khas land	It refers to state-owned land which the Government is entitled to both lease and give away to citizens of the country who do not own land. Khas land is considered an important livelihood source for the extreme poor and can generate and protect the gains made toward achieving sustainable livelihoods, particularly for those with low quality, under-sized and flood prone land.
Land acquisition	It refers to all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible.
Livelihood	Livelihood refers to the full range of means that individuals, families and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource- based livelihoods, petty trade and bartering.
Non-titled	It refers to persons who have no recognizable rights or claims to the land that they are occupying and includes people using private or public land without permission, permit or grant i.e., those people without legal title to land and/or structures occupied or used by them.
Project Affected Household	It includes residential households and commercial & business enterprises except CPRs.
Project affected persons (PAPs)	It means persons who are impacted by involuntary resettlement.
Project Affected Unit	It combines residential households (HHs), commercial/shops and business enterprises (CBEs), common property resources (CPRs) and other affected entities as a whole.

Resettlement Plan

Project	It means Transmission Infrastructure Development for Southern Area of Chattogram Division and Bangabandhu Hi-Tech City at Kaliakair Project.
Relocation	It means displacement or physical moving of the APs from the affected area to a new area/site and rebuilding homes, infrastructure, provision of assets, including productive land/employment and re-establishing income, livelihoods, living and social systems.
Replacement cost	It refers to the value of assets to replace the loss at current market price, or its nearest equivalent, and is the amount of cash or kind needed to replace an asset in its existing condition, without deduction of transaction costs or for any material salvaged.
Replacement Land	It refers to land affected by the Project that is compensated through provision of alternative land, rather than cash, of the same size and/or productive capacity as the land lost and is acceptable to the AP. In this Project, there is no provision for replacement land.
Resettlement Plan (RP)	It is a resettlement instrument (document) to be prepared when subproject locations are identified. RP contain specific and legally binding requirements to be abided by to resettle and compensate the affected party before implementation of the project activities causing adverse impacts.
Resettlement Assistance	It means the measures to ensure that project affected persons who may require to be physically relocated are provided with assistance such as moving allowances, residential housing or rentals, rehabilitation and restoration measures extended in cash and/or kind over and above the compensation whichever is feasible and as required, for ease of resettlement during relocation for lost assets.
Non-titled Holders	It includes non-titled and other households, business and common establishments on land owned by the Government.
Structures	It includes all buildings including primary and secondary structures including houses and ancillary buildings, commercial enterprises, living quarters, community facilities and infrastructures, shops, businesses, fences, and walls.
Vulnerable groups	Vulnerable groups or individuals refers to people who, by virtue of factors beyond their control, (a) may be more likely to be adversely affected by the Project's environmental and social impacts; and (b) may be more limited than others in their ability to claim or take advantage of Project benefits. Such an individual or group is also more likely to be excluded from or unable to participate fully in the mainstream consultation process and may require specific measures or assistance (or both) to do so.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1 DESCRIPTION OF THE PROJECT	5
1.1 Background	5
1.2 Project Components.....	6
1.3 Project Location	6
1.4 Physical Features of GIS Substations.....	9
1.5 Objectives of Resettlement Plan	14
1.6 Approach and Methodology	14
1.6.1 Census on the Affected Households.....	15
1.6.2 Property Valuation Survey (PVS)	15
1.6.3 Stakeholder Consultation Meeting (SCM)	15
1.6.4 Database Preparation.....	15
2 SCOPE OF LAND ACQUISITION AND RESETTLEMENT	16
2.1 Scope of Land Acquisition	16
2.2 Summary Impacts of the Project.....	17
2.3 Impacts on Crops.....	18
2.4 Project Affected Households.....	18
2.5 Affected Trees	18
2.6 Other Impacts.....	18
2.7 Construction induced impacts	19
2.8 Impacts due to construction of towers	19
2.9 Impacts on the vulnerable HHs	20
3 SOCIO-ECONOMIC BASELINE OF THE PAPS	21
3.1 Introduction	21
3.2 Profile of the Affected Households	21
3.3 Distribution of Household Heads	21
3.4 Age Composition	21
3.5 Dependency Ratio	22
3.6 Marital Status.....	22
3.7 Education	23
3.8 Occupation	23
3.9 Monthly Household Income.....	25
3.10 Monthly Household Expenditure	26
3.11 Poverty and Gender	26
3.12 Vulnerable Groups	26
4 INFORMATION DISSEMINATION AND STAKEHOLDER CONSULTATION.....	28
4.1 Introduction	28
4.2 Objectives of Public Consultation Meeting	28
4.3 Approaches and Methodology	28
4.4 Key Stakeholders of the Project	28
4.5 Stakeholder Consultation Meeting (SCM).....	29
4.6 Focus Group Discussion (FGD)	29
4.7 Project and Resettlement Issues Raised During Consultations.....	30
4.8 Feedbacks from Consultation.....	30
4.9 Consultation Outcomes and Policy Issues.....	33
4.10 Consultation and Participation during Project Implementation	33
4.11 Summary of Consultation Output	34
4.12 Disclosure of the RP	34
5 LEGAL AND POLICY FRAMEWORK.....	35
5.1 Introduction	35

5.2	National Laws and Regulations	35
5.3	The Electricity Act, 2018 and Electricity Rules, 2020.....	37
5.4	The Bangladesh Telegraph Act, 1885	38
5.5	Best Practice in Bangladesh	39
5.6	AIIB Policies	39
5.7	Gap between GoB Laws and AIIB Policies	40
5.8	Eligibility and Cut-Off-Dates	45
5.9	Compensation Payment Procedure	46
5.9.1	Procedure of Land Acquisition and Compensation Payment to Titled EPs.....	46
5.10	Involuntary Resettlement Standards Applicable to the Project.....	47
6	ENTITLEMENT MATRIX	49
7	GRIEVANCE REDRESS MECHANISMS.....	52
7.1	Guideline on Grievances Mechanism.....	52
7.2	Composition of GRC	52
7.2.1	Local Level GRC (LGRC)	52
7.2.2	Terms of Reference for Local GRC (LGRC)	53
7.2.3	Project-level GRC (PGRC).....	53
7.2.4	ToR for Project Level GRC (PGRC).....	53
7.3	Grievance Resolution Process	54
8	RESETTLEMENT COSTS AND BUDGET.....	55
8.1	Introduction	55
8.2	Summary Land Acquisition and Resettlement Budget.....	55
8.3	Assessment of Unit Value for Compensation.....	57
8.4	Replacement and Compensation Value of Land	57
8.5	Compensation for Crops in Sub-station areas.....	59
8.6	Compensation for Crops due to transmission towers.....	59
8.7	Compensation for Trees.....	59
8.8	Additional Compensation for Fruit Bearing Trees.....	60
8.9	Other Resettlement Benefits.....	61
8.10	Grievance Redress, External Monitoring and Administrative Cost	61
9	INSTITUTIONAL ARRANGEMENT FOR IMPLEMENTATION OF RP	62
9.1	Introduction	62
9.2	Roles and Responsibilities of the Project Management Unit	63
9.2.1	Role of the Project Director	63
9.2.2	Role of Superintendent Engineer (Planning)	63
9.2.3	Role of the Environment & Social Unit (ESU).....	64
9.3	Roles and Responsibilities of Other Agencies involved in Resettlement Process	65
9.3.1	Role of Deputy Commissioner's Office	65
9.3.2	Role of Implementing Non-Government Organization.....	65
9.4	Resettlement Management Committees.....	65
9.4.1	Property Valuation Advisory Committee.....	66
10	RP IMPLEMENTATION SCHEDULE	67
11	MONITORING, EVALUATION AND REPORTING	68
11.1	Introduction	68
11.2	Monitoring Tasks and Activities	68
11.2.1	Preparatory Stage.....	68
11.2.2	Implementation Stage	69
11.3	Monitoring and Evaluation Indicators.....	69
11.4	Monitoring Arrangements.....	70
11.4.1	Internal Monitoring	70
11.4.2	External Monitoring.....	70
11.4.3	Reporting Arrangements and Requirements.....	71

List of Tables

TABLE 1.1: COMPONENTS OF THE PROJECT	6
TABLE 1.2: LOCATION OF SUBSTATIONS.....	7
TABLE 1.3: INTERVENTIONS UNDER THE PROJECT	7
TABLE 1.4: PHYSICAL FEATURES OF FOUR SUBSTATIONS	9
TABLE 2.1: SUB-STATION-WISE LAND AND ITS TYPE.....	16
TABLE 2.2: SUMMARY IMPACTS OF THE PROJECT	17
TABLE 2.3: TOTAL NUMBER OF AFFECTED TREES BY TYPE AND NUMBER.....	18
TABLE 2.4: AFFECTED MAIN STRUCTURES (RESIDENTIAL) DUE TO CONSTRUCTION OF TRANSMISSION LINES	19
TABLE 2.5: AFFECTED AUXILIARY STRUCTURES DUE TO CONSTRUCTION OF TRANSMISSION LINES.....	19
TABLE 2.6: IMPACT ON LAND DUE TO CONSTRUCTION OF TOWERS	20
TABLE 3.1: DISTRIBUTION OF HOUSEHOLDS NO. AND POPULATION	21
TABLE 3.2: SEX-WISE DISTRIBUTION OF HOUSEHOLD HEADS	21
TABLE 3.3: DISTRIBUTION OF POPULATION IN TERMS OF DEPENDENCE RATIO	22
TABLE 3.4: EDUCATIONAL ACHIEVEMENTS OF THE POPULATION.....	23
TABLE 3.5: PRIMARY SOURCE OF LIVELIHOODS OF THE HOUSEHOLDS.....	24
TABLE 3.6: OTHERS OCCUPATION OF THE HOUSEHOLD'S MEMBERS	25
TABLE 3.7: MONTHLY HOUSEHOLD INCOME.....	25
TABLE 3.8: MONTHLY HOUSEHOLD EXPENDITURE.....	26
TABLE 3.9: LIST OF VULNERABLE GROUPS AND HOUSEHOLDS.....	27
TABLE 4.1: SCHEDULE AND NUMBER OF PARTICIPANTS OF PCMS.....	29
TABLE 4.2: MEETING SCHEDULE AND NUMBER OF PARTICIPANTS OF FGDS	29
TABLE 4.3: PERCEIVED IMPACTS OF THE PROJECT.....	30
TABLE 5.1: LAND ACQUISITION PROCESS UNDER ARIPA, 2017.....	36
TABLE 5.2: KEY FEATURES OF THE ELECTRICITY ACT, 2018 AND ELECTRICITY RULES 2020.....	38
TABLE 5.3: SUMMARY OF KEY MEASURES TAKEN TO COMPLY WITH AIIB POLICY REQUIREMENTS	41
TABLE 6.1: ELIGIBILITY AND ENTITLEMENT MATRIX.....	49
TABLE 8.1: SUMMARY RESETTLEMENT BUDGET FOR THE PROJECT.....	55
TABLE 8.2: COMPENSATION OF LAND FOR SUBSTATIONS AND TRANSMISSION TOWERS.....	58
TABLE 8.3: ESTIMATED AMOUNT OF COMPENSATION FOR CROPS	59
TABLE 8.4: ESTIMATED AMOUNT OF COMPENSATION FOR CROPS AFFECTED BY TRANSMISSION LINES AND TOWERS	59
TABLE 8.5: COMPENSATION FOR AFFECTED TREES	59
TABLE 8.6: OTHER BENEFITS – ADDITIONAL 30% COMPENSATION FOR AFFECTED FRUIT BEARING TREES	60
TABLE 8.7: OTHER BENEFITS – SPECIAL ALLOWANCES FOR VULNERABLE AND SIGNIFICANTLY AFFECTED HHS	61
TABLE 8.8: GRIEVANCE REDRESS, EXTERNAL MONITORING AND ADMINISTRATIVE COST	61
TABLE 10.1: RP IMPLEMENTATION SCHEDULE	67
TABLE 11.1: MONITORING AND EVALUATION INDICATORS	69
TABLE 11.2: REPORTING ARRANGEMENTS AND REQUIREMENTS	71

List of Figures

FIGURE 1.1: LOCATION OF PROPOSED TRANSMISSION LINES AND SUBSTATIONS	8
FIGURE 1.2: LOCATION OF PROPOSED ANWARA SUBSTATION	10
FIGURE 1.3: LOCATION OF PROPOSED COX'S BAZAR SUBSTATION	11
FIGURE 1.4: LOCATION OF PROPOSED TEKNAF SUBSTATION	12
FIGURE 1.5: LOCATION OF PROPOSED BANGABANDHU HI-TECH CITY SUBSTATION	13
FIGURE 1.6: PRESENT STATUS OF LAND OF SUBSTATIONS.....	14
FIGURE 3.1: POPULATION PYRAMID IN THE PROJECT AREA.....	22
FIGURE 3.2: DEPENDENT AND PROBABLE POPULATION IN THE PROJECT AREA	22
FIGURE 3.3: MARITAL STATUS IN THE PROJECT AREA	23
FIGURE 5.1: PROCESS OF COMPENSATION PAYMENT	47

List of Annexure

ANNEX 1: LIST OF PROJECT AFFECTED HOUSEHOLDS.....	74
ANNEX 2: LIST OF LANDOWNERS	78
ANNEX 3: LIST OF PROJECT AFFECTED PERSONS UNDER TRANSMISSION LINES.....	82
ANNEX 4: TERMS OF REFERENCE (TOR) FOR RP IMPLEMENTING NGO.....	83
ANNEX 5: TERMS OF REFERENCE FOR EXTERNAL MONITORING (ENVIRONMENTAL AND SOCIAL)	100
ANNEX 6: DETAILED BUDGET	105
ANNEX 7: LIST OF TREES	112
ANNEX 8: LIST OF VULNERABLE AND FEMALE HHS	113
ANNEX 9: REPLACEMENT VALUE/COST OF PROJECT AFFECTED PRIVATE LAND	114
ANNEX 10: LAND PRICE CALCULATION AS PER MAUZA RATE FOR PRIVATE LAND.....	115
ANNEX 11: AVERAGE MARKET RATE BASED ON PVS SURVEY.....	115
ANNEX 12: SAMPLE MONITORING REPORT FORMAT AND OUTLINE	116
ANNEX 13: PUBLIC CONSULTATION AND FOCUS GROUP DISCUSSION	118
ANNEX 14: MAUZA DOCUMENTS	137
ANNEX 15: DUE DILIGENCE REPORT	154

EXECUTIVE SUMMARY

1. Power Grid Company of Bangladesh Limited (PGCB) under Ministry of Power, Energy and Mineral Resources (MoPEMR) has taken up a project for construction of substations and transmission lines named “Southern Chattogram and Kaliakoir Transmission Infrastructure Development Project” for reliable power supply funded by the Government of Bangladesh (GoB) and Asian Infrastructure Investment Bank (AIIB). The purpose of the RP preparation is to mitigate the impacts and compensate the affected persons and communities affected by the Project. The RP is prepared based on GoB laws/legal framework for land acquisition and compensation payments and AIIB ESS2 on Involuntary Resettlement.

Electricity is an inevitable part for diversified development of our country. The Government sets a vision to make electricity available for all which will help to alleviate poverty and improve socio-economic condition by 2021. In order to fulfill the vision, “the power system master plan (PSMP) 2016, aims to assist Bangladesh in formulating an extensive energy and power development plan up to the year of 2041. The plan has set five viewpoints of PSMP. One of the major viewpoints of PSMP is the efficient development and utilization of domestic natural resources (gas and coal). Another important viewpoint is maximization of green energy and promotion of its introduction, construction of a robust and high-quality power network. The PSMP will help to achieve sustainable Development Goals.”

The project is categorized as A for its anticipated environment and social risks and impacts based on screening and assessments done in compliance with AIIB Environment and Social Policy (ESP) and applicable Environment and Social Standards (ESS). Several alternative designs for the proposed scope were considered during due diligence to minimize resettlement impacts. The preparation of the resettlement plan was guided by ESS2 of AIIB ESP and the legal and regulatory framework of the government. The resettlement plan analyses the project related impacts and provides an entitlement matrix that includes cash compensation and other resettlement assistance to persons affected by the project. This resettlement plan is based on several assumptions and preliminary engineering designs as the detailed and final engineering designs are yet to be completed. Therefore, PGCB is responsible for updating this resettlement plan based on final engineering designs and detailed measurement surveys and submitting the final resettlement plan to AIIB. All compensation will be paid prior to physical and economic displacement.

2. In preparing the Resettlement Plan (RP) a participatory approach was followed for collecting data and information. Techniques used for data collection include (i) land plots and their owners’ identification, (ii) Census (iii) property valuation survey (PVS), and (iv) stakeholder consultations. The data was collected initially from 06 to 17th July 2020 and later from 12 to 25 August 2020 and 17 to 21st September 2020 from the Union Tehsil offices at Jhilwanja of Cox’s Bazar, South Hnila of Teknaf and Barasat of Anwara, and from respective Upazila Land Offices. Along with the land data collection from relevant land offices, census and IOL survey are also conducted for all available households within the project right of way (RoW).
3. Four substations along with 184.07 km (approximately) transmission lines will be constructed under this project. The proposed four substations will be constructed at Anwara of Chattogram district, Cox’s Bazar Sadar and Teknaf Upazila of Cox’s Bazar district, and Bangabandhu Hi-Tech City of Gazipur district. A total of 40-acre land will be required for construction of 4 substations. Proposed 230/33 kV GIS Substation on 5 acres of land will be constructed at the own land of Bangabandhu Hi-Tech City at Kaliakair. The authority of Bangabandhu Hi-tech City will transfer land to PGCB as per land transfer rules. Remaining 35 (thirty-five) acres of land will be acquired for the construction of Anwara (20 acres), Cox’s Bazar (10 acres) and Teknaf (5 acres) substations. In this regard, Resettlement Plan is needed before acquisition of land for the construction of

Anwara 230/132/33kV GIS substations, Cox's Bazar 132/33 kV GIS Substation and Teknaf 132/33 kV GIS Substation. In addition, a total of 32.75 acres of land will be required for construction of transmission towers. According to the new Electricity rules 2020, compensation will be paid to the landowners where towers will be constructed.

4. A total of 233 households of private landowners will be affected by the construction of substations of this project. Besides, 17 sharecroppers and 69 wage earners will also lose their income due to the project intervention. A total of 11 trees in sub-stations area, on private land will require felling due to construction of sub-stations.
5. There is no underground transmission lines construction under this project. However, this study focuses on resettlement planning for Anwara, Cox's Bazar and Teknaf substations and 184.07 km (approximately) transmission lines. As per transmission route plan, a total of 763 towers will have to construct for the project of which 223 are angel towers and 540 are suspension towers. Out of 763 towers, 420 will be constructed in agricultural land. Due to construction of towers, a total of 18.07 acre of agricultural land will be affected. As per the Electricity rules of Bangladesh (2020), if land is affected due to construction of towers, compensation to be paid should be as per market value for the land. A total of 32.75 acres of land will be required for the construction of towers. In addition, 15 households are identified under the RoW of transmission lines. A total of 26,787 trees will require felling due to construction of transmission lines. Because of the rerouting, the line will pass through Government owned/ fallow land and therefore number of sharecroppers or affected people remain almost unchanged, but if any issue arises during the implementation period, the issues will be resolved by the PD Office/ Consultant/ Contractor accordingly based on the Check survey reports as per the GoB and AIB guidelines and the Resettlement Plan will be duly updated.
6. Among the affected households, the male-female sex ratio is 100:113 whereas the national average is 100:100.3. The average household size is 5.72 whereas the national average is 4.06. The census revealed that about 9.6% population completed HSC or equivalent. The household members belong to diverse occupational groups, the highest small and medium scale business (32%), government service (24%) and paddy cultivation (10%). About 20 females are engaged with various income generating activities (IGA), and among them 8 (40%) are government employee. The mean monthly income of the households is BDT. 11,156 whereas the national average is BDT. 15,945.
7. A total of 3 public consultations meeting with 63 stakeholders and 6 FGDs with 52 stakeholders were conducted in different area. Consultations and FGDs were conducted adjacent to sub-stations area. The stakeholders shared their problems, needs and aspirations through those meetings. They expected proper compensation of affected resources without any hassle from the project authority. The participants expected that transmission lines should avoid traversing public places like schools, mosques, graveyards, madrasah, markets etc. as well as residential dwellings of the people. The participants also expected that the project will contribute to improve economic activities of the area, development of industries and commercial centers and increase employment generation.
8. The RP has been prepared based on Acquisition and Requisition of Immovable Property Act 2017 (ARIPA) and ESS2 on Involuntary Resettlement of AIB's Environmental and Social Framework, 2016 (amended February 2019). According to ARIPA 2017, compensation to be paid for affected land, structures, trees, crops and any other damages caused by such acquisition. The compensation such determined is called the Cash Compensation under Law (CCL). The Deputy Commissioner (DC), thereafter, enhance the assessed value by 200% and another 100% premium for loss of standing crops, structures and income due to compulsory nature of the acquisition. The RP also adopt the guidelines of Electricity Act 2018 and Electricity Rules 2020 under Ministry of Power, Energy and Mineral Resources. Both policies measures to address the losses at replacement cost involving cash compensation as well as relocation and resettlement

of the affected households for the mitigation of adverse impact. The RP matrix for this project has been prepared based on these policies.

The estimated costs for all assets to be acquired are considered based on replacement costs as reported in the property valuation survey conducted for this Project. The CCL value of land and crops (as per the Act 2017) have also been used along with the existing market price for estimating the replacement cost. The current market price (CMP) for assets to be acquired complies with replacement cost as per resettlement policy of AIIB's ESS2 (the transactions costs are separately considered for land as part of replacement costs as indicated in the entitlement matrix). The CMP, thus, prepared will be reviewed, verified and determined by the Property Valuation Advisory Committee (PVAC). The difference between CCL and PVAC rate will be paid by the Project as replacement cost for the assets acquired.

9. The degree of impacts is determined by this project are (a) the overall scope of displacement – both from economical and physical standpoint, and (b) the extent of vulnerability of the Project Affected Peoples (PAPs). A wider analysis of social risks associated with the project and their impacts is complemented by this RP for a comprehensive Social Impact Assessment (SIA) of the project. The RP set put the principles to be followed to ensure that impacts associated with involuntary resettlement, including but not limited to– any land acquisition from, the land use rights changes of, any displacement of, and the need for livelihood restoration of the PAPs are mitigated, so as to ensure PAPs are no worse off and where possible their lives are improved as a result of the resettlement.
10. A two-tier Grievance Redress Mechanism (GRM) has been proposed in the RP. The fundamental objectives of the GRM, are to resolve any resettlement-related grievances locally in consultation with the aggrieved party to facilitate smooth implementation of the social and environmental action plans. The GRM will be implemented through the formation of Grievance Redress Committees (GRC). The GRCs will be established through a gazette notification from the MoPEMR; therefore, the GRC will be a legally constituted body. A two-tier bottom up GRC system – (i) Local GRC at the UP Level and (ii) Project-Level GRC – will be established in this Project.
11. PAPs will be informed through the disclosure of the booklet, public consultations and information meetings that they have a right to resolve any land acquisition related grievance or complaints. Grievances will be settled with their full representation in GRCs in presence of project authority, local representatives, community leaders, NGO representatives, officials of INGO, etc. Unresolved cases at the Local GRCs will be sent to Project level GRC for further decision. Grievances will be redressed within a month from the date of lodging the complaints.
12. In the case of land acquisition and compensation payment, IA (Implementing Agency) (along with the selected representatives of DC Offices, Forest Department, INGO and affected communities including women and members of the vulnerable groups) will carry out joint verifications of affected persons (Aps) and their assets (i.e., land, crops, trees) to be acquired and compensated by the Project. During construction phase of the project, INGO will be engaged by the IA for implementing the RP. In addition, an individual Consultant will be deployed for external monitoring of the RP implementation.
13. The total estimated budget for RP implementation is BDT 1,375.40 million (USD 16.21 million). This budget includes compensation for land, crops and trees along with other resettlement benefits. The CCL value of land is considered including 200% premium with the present mauza rate of land and market price has been considered for the compensation of crops and trees. Bulk of the budget (about 62%) is required for land acquisition of sub-stations and compensation of land for tower footings. The budget also includes RP implementation and its external monitoring costs. Contingency costs are also calculated and incorporated with the budget. These costs may be updated and adjusted while any variations in land size and price.

14. The RP implementation schedule is prepared which requires 2 years (*i.e.*, 24 months) excluding a margin of 6 months to redress any unforeseen situations or circumstances. The schedule will be finalized considering possible changes of events of the project.

15. The Monitoring and Evaluation (M&E) will assist the IA to take remedial measures of any implementation problems to ensure the achievement of targets within scheduled time. Besides, an evaluation process will also enable IA to identify lapses, procedural weaknesses, policy inadequacies and institutional problem, and take remedial measures to achieve the desired goals and objectives of RP. Monitoring will be carried out both internally and externally. Internal monitoring will be carried out by the Environmental and Social Unit (ESU). The services of an External Monitoring Consultant are required to carry out the evaluation of the RP implementation. The Consultant will submit (i) half-yearly resettlement reports (every six months after the beginning of the resettlement processes) and (ii) Resettlement Completion report (submitted within 30 days of the end of resettlement process).

Description of the Project

1.1 Background

Power Grid Company of Bangladesh Limited (PGCB) under Ministry of Power, Energy and Mineral Resources (MoPEMR) has taken up a project for construction of substations and transmission lines named “Southern Chattogram and Kaliakoir Transmission Infrastructure Development Project” for reliable power supply funded by the Government of Bangladesh (GoB) and Asian Infrastructure Investment Bank (AIIB). The purpose of the RP is to mitigate and compensate the affected persons and communities affected by the Project. The RP is based on GoB laws/legal framework for land acquisition and compensation payments, electricity act/rules of Bangladesh and AIIB Environmental and Social Framework which includes Environmental and Social Standard on Involuntary Resettlement.

Electricity is an inevitable part for diversified development of our country. The Government sets a vision to make electricity available for all which will help to alleviate poverty and improve socio-economic condition by 2021. In order to fulfill the vision, “the power system master plan (PSMP) 2016, aims to assist Bangladesh in formulating an extensive energy and power development plan up to the year of 2041. The plan has set five viewpoints of PSMP. One of the major viewpoints of PSMP is the efficient development and utilization of domestic natural resources (gas and coal). Another important viewpoint is maximization of green energy and promotion of its introduction, construction of a robust and high-quality power network. The PSMP will help to achieve sustainable Development Goals.”

Construction of substations and transmission lines will help to meet up the rapidly growing demands of residential, commercial, and industrial consumers in Chattogram and Dhaka Division and adjacent areas.

A total of 184.07 km (approximately) overhead transmission lines, 763 numbers of towers and four new sub-stations will be constructed under this project. There is no underground transmission lines construction under this project. Substation sites and TL routes were chosen to avoid/minimize involuntary resettlement.

The project is categorized as A for its anticipated environment and social risks and impacts based on screening and assessments done in compliance with AIIB Environment and Social Policy (ESP) and applicable Environment and Social Standards (ESS). Several alternative designs for the proposed scope were considered during due diligence to minimize resettlement impacts. The preparation of the resettlement plan was guided by ESS2 of AIIBESF and the legal and regulatory framework of the government. The resettlement plan analyses the project related impacts and provides an entitlement matrix that includes cash compensation and other resettlement assistance to persons affected by the project. This resettlement plan is based on several assumptions and preliminary engineering designs as the detailed and final engineering designs are yet to be completed. Therefore, PGCB is responsible for updating the draft resettlement plan based on final engineering designs and detailed measurement surveys and submitting the final resettlement plan to AIIB. All compensation will be paid prior to physical and economic displacement.

1.2 Project Components

Project components are as follows:

Table 1.1: Components of the Project

Name of Substations	Substations			Transmission Lines	
	Land Size (acre)	SS Type	Required Bays	Associated Transmission Lines	Length (Km)
230/132/33kV SS: Anwara 2x250/350 MVA (230/132kV) 2x80/120 MVA (132/33kV) (Future 400 kV Provision)	20	GIS	230kV: LB=8; TB=2; BCB=1 132kV: LB=2; TB=4 33kV: TB=2	-	-
132/33kV GIS Substation: Cox's Bazar 3x80/120 MVA (Future 230 kV Provision)	10	GIS	132kV: LB=8; CBB=2; TB=3; Spare=1; BCB=1	Anwara-Cox's Bazar (N) 230kV double circuit line (Initially Charged at 132kV)	105
			33kV: TB=3	LILO of Dohazari-Cox's Bazar 132kV four circuit transmission line	1.09
132/33kV GIS Substation: Teknaf 2x80/120 MVA	5	GIS	132kV: LB=2; TB=2; BCB=1 33kV: TB=2	Cox's Bazar to Teknaf 132 kV double circuit transmission line	73.10
230/33kV GIS Substation: Bangabandhu Hi-Tech City 2x125/140 MVA	5	GIS	230kV: LB=2; TB=2; BCB=1 33kV: TB=2	Existing Kaliakair SS to Bangabandhu Hi-Tech City 230kV double circuit transmission line (230kV Bay Extension at Kaliakair: 2 Nos.)	4.88
4 Nos.	40			Total (Transmission Line)	184.07

Proposed 132/33kV indoor GIS substation at outer side of Cox's Bazar will receive power from Anwara substation. Existing 132kV transmission lines of Dohazari to Cox's Bazar will be connected with proposed Cox's Bazar SS through 132kV four circuit lines as LILO. The proposed 132/33 kV indoor GIS substation at Teknaf will receive power from Proposed Cox's Bazar (N) SS. Besides, proposed 230/33 kV GIS substation will be constructed at Bangabandhu Hi-Tech City located at Kaliakair, Gazipur, and that will receive power from existing Kaliakair 400/230/132/33 kV substation.

1.3 Project Location

The project is located in Anwara Upazila of Chattogram district, Cox's Bazar Sadar and Teknaf Upazila of Cox's Bazar district and Kaliakair Upazila of Gazipur district. Out of four substations, Bangabandhu Hi-Tech City 230/33kV GIS SS will be constructed at the own land of Bangabandhu Hi-Tech Park. And another three substations will be constructed at Anwara, Cox's Bazar Sadar and Teknaf upazilas of Chattogram division.

For constructing substation at Bangabandhu Hi-Tech City area, PGCB will get the land according to the project policy lead by the Govt. Policy. The location of the substations is presented in table below.

Table 1.2: Location of Substations

Substations	Division	District	Upazila	Union	Mauza	Land Size (acre)
Anwara SS	Chattogram	Chattogram	Anwara	Barasat	Dudkumra	20
Cox's Bazar SS		Cox's Bazar	Ramu	Rashid Nagar	Panir chara	10
Teknaf SS			Teknaf	Hnila	South Hnila	5
Bangabandhu Hi-Tech City SS	Dhaka	Gazipur	Kaliakair	Sreefaltali	Latifpur	5

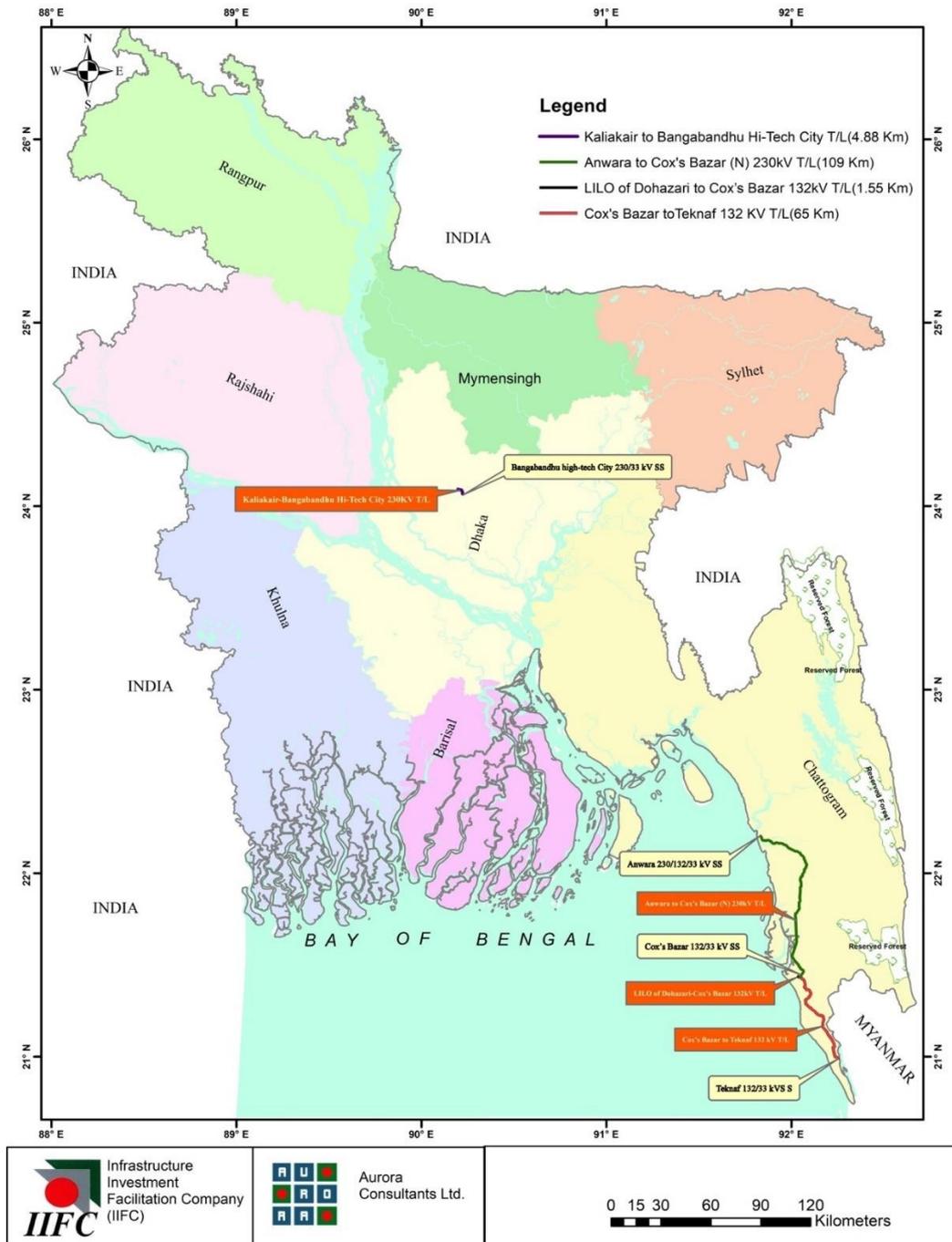
Major components of the project are- (a) Construction of GIS substations, (b) Construction of associated overhead transmission lines. Interventions under the Project are given in table below. The proposed 230 kV (initially charged at 132kV) double circuits transmission line from Anwara to Cox's Bazar, 132kV double circuits line from Cox's Bazar to Teknaf, 230kV double circuits TL from Kaliakair SS to Bangabandhu Hi-Tech City, and LILO of Dohazari – Cox's Bazar 132kV four circuit line at Cox's Bazar (N) will help establish transmission infrastructure and evacuation of bulk electricity generated from upcoming coal and LNG based power plant in Chattogram Division to major load centers. This will help to meet up the rapidly growing demands of residential, commercial, and industrial consumers in Chattogram and Dhaka Division and adjacent areas.

Table 1.3: Interventions under the Project

Substations & its Capacity	Substations				Transmission Lines	
	Required Land (acre)	SS Type	Required Bays	Bay Extension	Associated Transmission Line	Length (Km)
230/132/33 kV SS: Anwara 2x250/350 MVA (230/132kV) 2x80/120 MVA (132/33kV) (Future 400 kV Provision)	20	GIS	230kV: LB=8; TB=2; BCB=1 132kV: LB=2; TB=4 33kV: TB=2	-	Anwara-Cox's Bazar (N) 230kV double circuit line (Initially Charged at 132kV)	105
132/33 kV GIS Substation: Cox's Bazar 3x80/120 MVA (Future 230 kV Provision)	10	GIS	132kV: LB=8; CBB=2; TB=3; Spare=1; BCB=1 33kV: TB=3	-	Anwara-Cox's Bazar (N) 230kV double circuit line (Initially Charged at 132kV) LILO of Dohazari-Cox's Bazar 132kV four circuit transmission line	1.09
132/33 kV GIS Substation: Teknaf 2x80/120 MVA	5	GIS	132kV: LB=2; TB=2; BCB=1 33kV: TB=2	-	Cox's Bazar to Teknaf 132 kV double circuit transmission line	73.10
230/33 kV GIS Substation: Bangabandhu high-tech City 2x125/140 MVA	5	GIS	230kV: LB=2; TB=2; BCB=1 33kV: TB=2	230kV Bay Extension at Kaliakair: 2 Nos.	Existing Kaliakair SS to Bangabandhu Hi-Tech City 230kV double circuit transmission line	4.88
Total 4 Nos.	40			2 Nos.	Total (Transmission Lines)	184.07

Proposed 230/132/33kV GIS substation (future 400kV) at Anwara will make regular grid connectivity for upcoming Power Plants and 230 kV transmission system. Proposed 132/33kV indoor GIS substation at outer side of Cox’s Bazar will receive power from Anwara substation. Existing 132kV transmission line of Dohazari to Cox’s Bazar will connect with proposed Cox’s Bazar SS through 132kV four circuit lines as LILO. The proposed Teknaf 132/33kV indoor GIS substation will receive power from Proposed Cox’s Bazar (N) SS. Besides, proposed 230/33 kV GIS substation will be constructed at Bangabandhu Hi-Tech City located at Kaliakair, Gazipur, and power will receive from existing Kaliakair 400/230/132/33 kV substation. Total 184.07 km (approximately) overhead transmission lines and four new sub-stations will be constructed under this project. There is no underground transmission lines construction under this project.

Figure 1.1: Location of proposed transmission lines and substations



1.4 Physical Features of GIS Substations

For construction of sub-stations, 35 acres of land will be required. For Anwara sub-stations 20 acres of land, for Cox's Bazar sub-stations 10 acres of land and for Teknaf sub-stations 5 acres of land will be required for acquisition. The key physical features of four Substations are given in table below.

Table 1.4: Physical Features of Four Substations

Features	Specifications			
	Anwara SS	Cox's Bazar SS	Teknaf SS	Hi-Tech City SS
Type of Project	Proposed	Proposed	Proposed	Proposed
Land requirement	20 acres of land to be acquired by PGCB	10 acres of land to be acquired by PGCB	5 acres of land to be acquired by PGCB	5 acres owned by Hi-Tech Park
Type of SS	GIS	GIS	GIS	GIS
MVA	2x250/350 MVA (230/132kV); 2x80/120 MVA (132/33kV)	3x80/120 MVA	2x80/120 MVA	2x125/140 MVA
Voltage level	230/132/33kV	132/33kV	132/33kV	230/33kV
Insulation Medium Power Circuit Breaker	SF ₆ GAS	SF ₆ GAS	SF ₆ GAS	SF ₆ GAS
Transformer	Gas insulated	Gas insulated	Gas insulated	Gas insulated
Control System	Both manual and automation	Both manual and automation	Both manual and automation	Both manual and automation
Communication System	Optical fiber communication	Optical fiber communication	Optical fiber communication	Optical fiber communication
Fault detector	Relays	Relays	Relays	Relays
Fire Protection System	Auto fighting water spray System	Auto fighting water spray System	Auto fighting water spray System	Auto fighting water spray System

Figure 1.2: Location of Proposed Anwara Substation

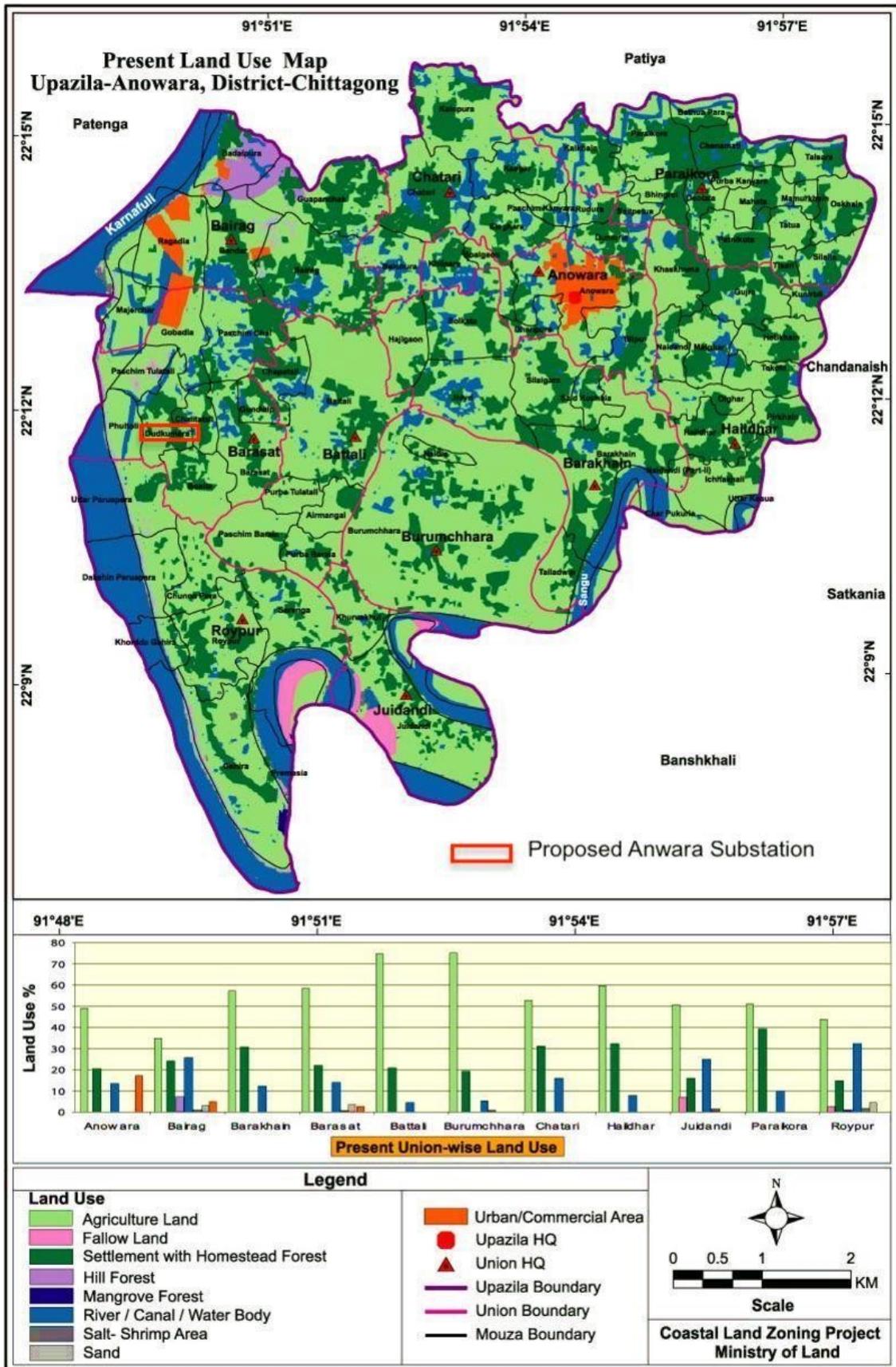


Figure 1.3: Location of Proposed Cox's Bazar Substation

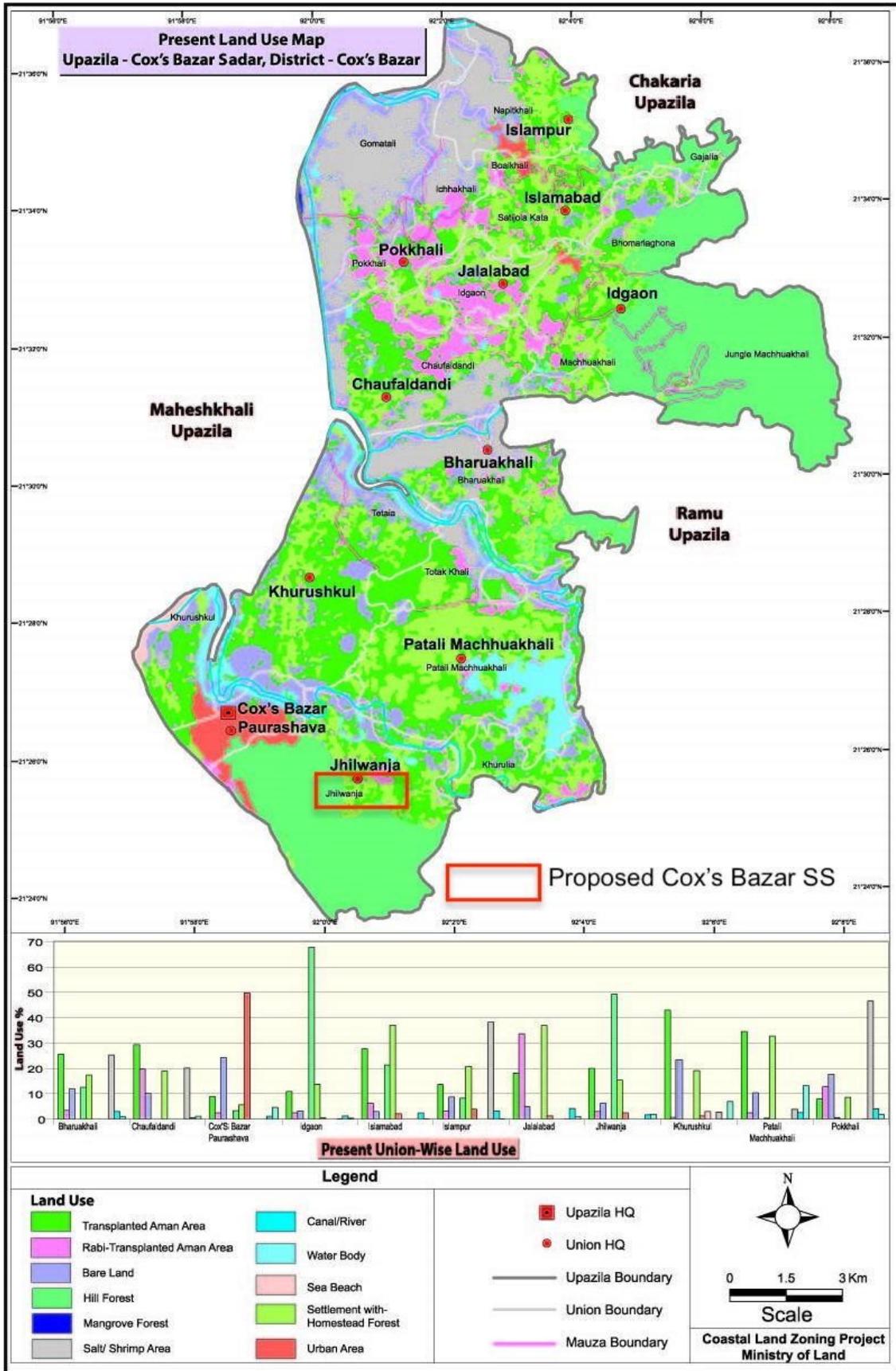


Figure 1.4: Location of Proposed Teknaf Substation

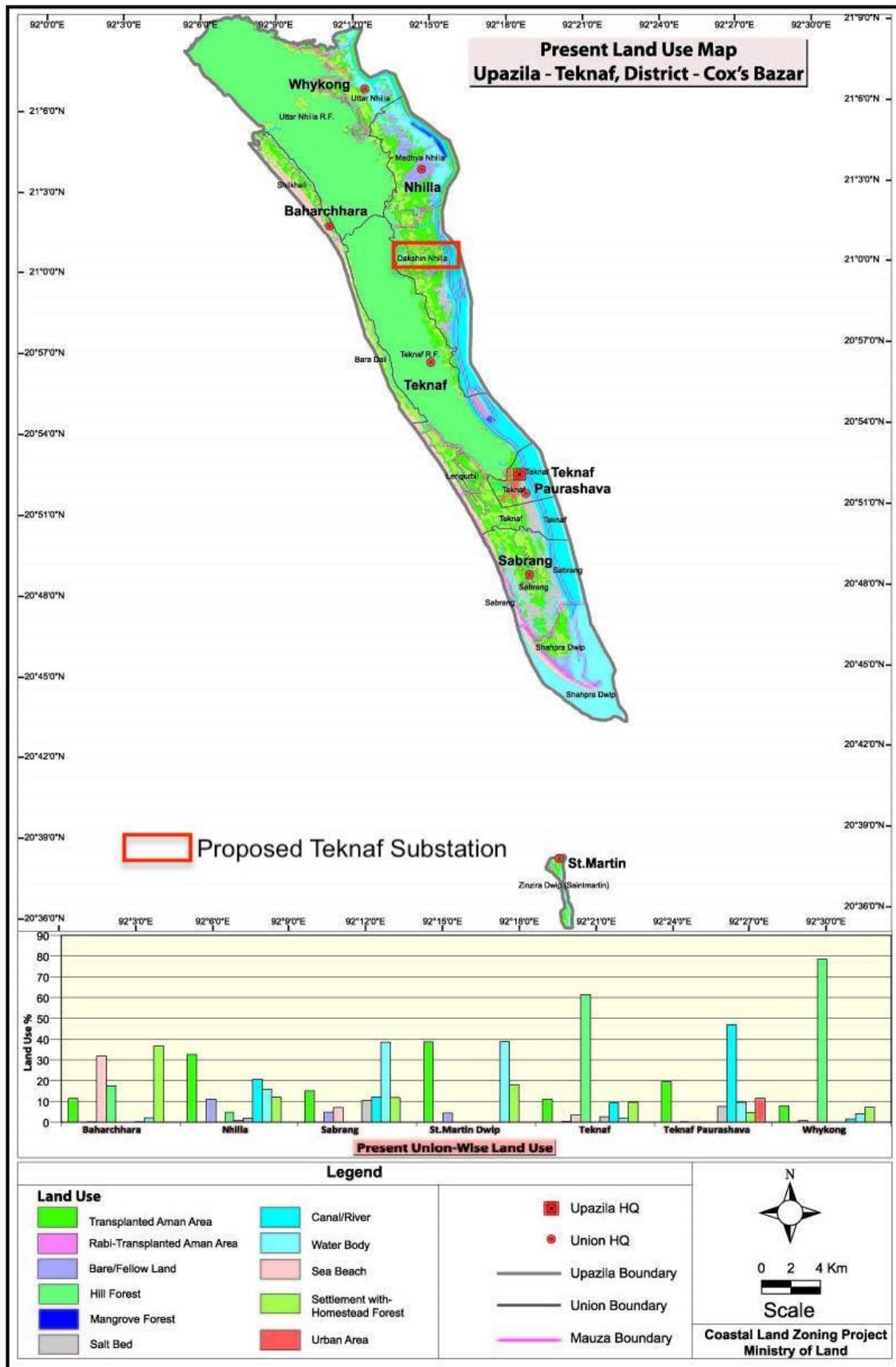


Figure 1.5: Location of Proposed Bangabandhu Hi-Tech City Substation

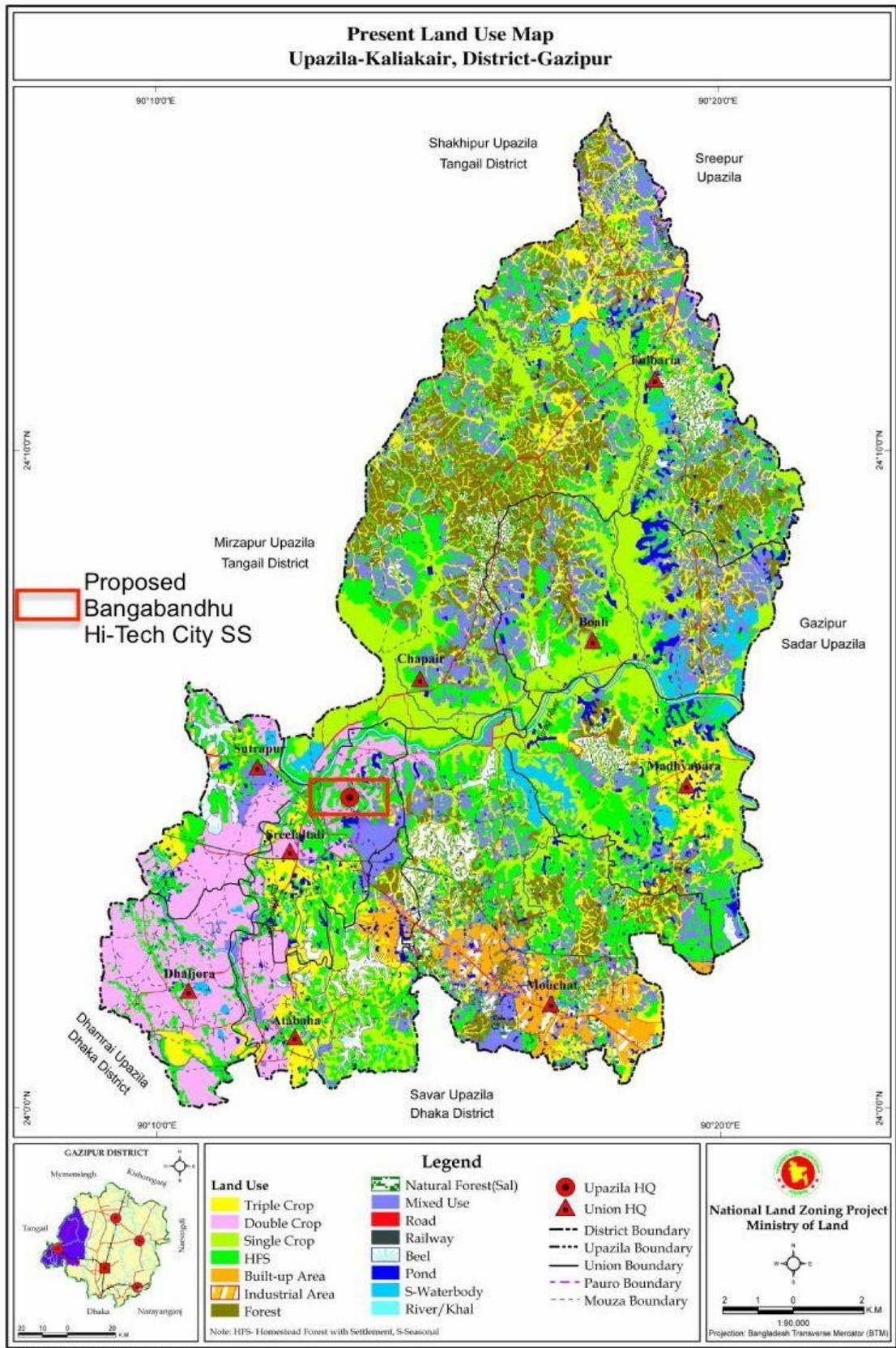


Figure 1.6: Present status of Land of Substations

Site of Proposed Anwara Substation



Site of Proposed Cox's Bazar Substation



Site of Proposed Teknaf Substation



Site of Proposed Hi-Tech City Substation

1.5 Objectives of Resettlement Plan

The purpose of the RP is to identify possible impacts and risks, and possible mitigation measures for the affected households and community people. The RP is based on GoB laws/legal framework for land acquisition and compensation payments. It also complies with Asian Infrastructure Investment Bank (AIIB) Involuntary Resettlement (ESS 2) with Project-specific provisions for replacement cost for assets acquired, livelihood restoration and other allowance for vulnerable groups so that affected households can maintain and/or improve their pre-project standard of living. The compensation rates assessed, and the resettlement assistance and benefits will be provided under the RP that will help the affected households to re-establish themselves. A RP Implementing NGO hereinafter referred as INGO will assist in land acquisition for substations and compensation for tower footings, crops, trees, etc. The specific objectives of the RP are to (i) guide the Implementing Agency (IA) for compensating and assisting Project Affected Household (PAH) properly, and (ii) provide direction for implementing the RP and monitoring the activities of implementation.

1.6 Approach and Methodology

In preparing the RP a participatory approach was followed for collecting data and information. The tools and techniques used include (i) land plots and ownership identification; (ii) census and socio-economic survey of affected households; (iii) property valuation survey (PVS) (iv) stakeholder consultation meetings (SCMs); and (v) focus group discussions (FGDs). Structured questionnaires and checklists were used for collecting data/information. A team of experienced professionals along with a number of field staff was engaged in conducting these surveys and consultations following the offset data and profile drawings provided by PGCB.

1.6.1 Census on the Affected Households

Census was carried out for affected households of substations and transmission lines. A total of 248 households were identified, where 233 HHs were for the proposed substations of Anwara, Cox's Bazar and Teknaf and 15 were for the width of Right-of-Way (RoW) of transmission lines. Out of 233 HHs, 101 HHs of Anwara SS are not found during census. Team was unable to trace the residential locations of these households. According to the community people, some were expatriate, and some reside at outside of the project area. Moreover, due to COVID restriction, study team were unable to travel in different locations to trace the missing households. However, detailed census and IOL survey will be conducted during the detailed design stage and PGCB will ensure that all the affected households are considered during census.

Affected households were identified based on loss of land for the project as per khatian and census survey. The enumerators visited house to house and collected information from the household head or their senior proxy. Census was carried out from July –September 2020 using the structured questionnaire. Proposed land for the substation of Bangabandhu Hi-Tech City is owned by Bangladesh Hi-Tech Park Authority (BHTPA). The applicable compensation was paid based on SIA and abbreviated RAP prepared respectively by BHTPA. Hence, no census has been required for the proposed substation site. However, PGCB has conducted screening and confirmed that no squatters will be affected. Moreover, a summary covering the history of the land, associate compensation, present progress of the project has been attached as Annex 15. During implementation period, INGO will update the RP by including the 101 affected persons and disclose the RP matrix for land acquisition.

1.6.2 Property Valuation Survey (PVS)

Property Valuation Survey (PVS) was conducted aims to cross check the market value of proposed sub-station area and its mauza rates collected from the Register Offices for land, from the PWD for structures, from the Forest Department for trees, from the Department of Agricultural Extension for crops. Current market value of land has been collected through PVS and fix the replacement cost comparing with mauza rate. It was found that in all cases three times of mauza rate is higher than current market price of land. So, the mauza rate has been considered for budget preparation.

1.6.3 Stakeholder Consultation Meeting (SCM)

A two-fold SCM process was carried out simultaneously during the census and socio-economic survey. In this regard, the SCMs were conducted firstly with both the primary and secondary stakeholders. Later, affected persons were consulted within the occupation and gender-based groups through FGDs. Three (3) SCMs were carried out at three spots of the Project area adjacent to sub-stations. Public Consultation Meeting 1 (PCM-1) was carried out at Parki Bazar adjacent to the proposed substation of Anwara, PCM-2 was carried out at Bangla Bazar adjacent to the proposed substation of Cox's Bazar and PCM-3 was carried out at Sutrapur which is about 5 km away from the proposed substation of Kaliakair but this place is densely populated area and residential households will be indirectly affected here as Transmission line will pass over the residential households. On the other hand, six (6) FGDs were conducted at different locations of the Project areas adjacent to sub-stations with different occupational groups.

1.6.4 Database Preparation

All information collected was computerized for preparing the database. This database forms the basis of information for preparation and implementation of RP and monitoring of compensation payment. This database will help in implementation of RP and monitoring of compensation payment because from this database the RP implementing agency will get details information of each AP and the implementing agency will be able to monitor data during implementation.

Scope of Land Acquisition and Resettlement

2.1 Scope of Land Acquisition

Four proposed sub-stations require total 40 acres of land. Out of 40, 35 acres are private land which require land acquisition, and the remaining 5 acres for the construction of substation at Bangabandhu Hi-Tech City is owned by Bangladesh Hi-tech Park Authority (BHTPA) under Ministry of Posts, Telecommunications and Information Technology which do not applicable for acquisition and compensation.

The Bangabandhu Hi-Tech City was formally proposed in June 1999 at a meeting of the Bangladesh Board of Investment. The Hi-Tech City is being implemented under Private Sector Development Support Project (PSDSP) with the financial assistance of World Bank. The land of Hi-Tech City initially belonged to the Bangladesh Telegraph and Telephone Board (BTTB) under Ministry of Posts and Telecommunications that acquired the land in 1969. Though an area of 432 acres was acquired, it remained unutilized till 2003. The Government of Bangladesh (GoB) decided to transfer 262.63 acres of T&T's unutilized land to the Ministry of Science and Technology (MoSICT).¹ The land was initially possessed by Bangladesh Telecommunications Company Ltd. (BTCL) under Ministry of Posts, Telecommunications and Information Technology. BHTPA and BTCL was formed under the same ministry. BTCL transferred the land to the BHTPA for the establishment of Bangabandhu Hi-Tech City at Kaliakair

The land was mostly covered with bushes and grass. The southern part of the site comprises flat high land. The eastern, western and northern parts of the area were comparatively low-lying. Though there were some wetlands on the north-western part of the area, these wetlands, as explained in the Master Plan, will not be affected in any way².

BHTPA carried out Environmental Assessment Report³, SIA including resettlement for Bangabandhu Hi-Tech City. In addition, an abbreviated RAP has been prepared by BHTPA for the entire Hi-Tech city. No resettlement and livelihood related impacts are identified for the proposed substation location in the ARAP study. The ARAP is already implemented. The project also received Site Clearance from Department of Environment (DoE) in 2013 and accordingly implementing the construction works⁴. BHTPA will sign a Memorandum of Understanding (MoU) with PGCB for using the land for the construction and operation of proposed substation. BHTPA given an administrative approval on 28 February 2018 to PGCB with the following terms and conditions (attached as annex 16).

- (a) Proposed land can only be used for construction and operation of substation
- (b) An MoU have to be signed between BHTPA and PGCB
- (c) PGCB can use the land till the decommissioning of the substation

However, no separate land acquisition will be required for access and/or approach road for the proposed substations.

Sub-station-wise land and its type are presented in the table below.

Table 2.1: Sub-station-wise Land and its Type

Name of Sub-station	Type of Land	Total (acre)	Remarks
Anwara Sub-station	Agriculture	20.00	Acquisition required
Cox's Bazar Sub-station	Agriculture	10.00	
Teknaf Sub-station	Agriculture	5.00	
Bangabandhu Hi-Tech City	Fellow land	5.00	Acquisition not required
	Total	40.00	

¹ <http://documents1.worldbank.org/curated/en/527201468013210102/pdf/RP9770RPOP120811cum1RAP0180Feb02010.pdf>

² <http://documents1.worldbank.org/curated/en/527201468013210102/pdf/RP9770RPOP120811cum1RAP0180Feb02010.pdf>

³ http://bhct.bhtpa.gov.bd/wp-content/uploads/2016/10/EA_for_KHTP.pdf

⁴ http://bhct.bhtpa.gov.bd/wp-content/uploads/2016/10/SiteClearance_KHTP.pdf

It was observed that the land of Anwara, Cox's Bazar and Teknaf SSs is using for the cultivation of agricultural crops. The land of Hi-Tech City was found vacant and has no agriculture or even fishing activities. It is basically low-lying area which retain water only during monsoon up to 1 m height. A total of 11 no. of trees were found only in proposed Anwara SS. However, there is no structure found the land of those proposed sub stations.

2.2 Summary Impacts of the Project

A total of 248 households will be affected by the project. Among them, 233 HHs are of substations and 15 are of transmission lines. The Census revealed that 69 wage earners and 17 sharecroppers will lose their income due to land acquisition for sub-stations. A total of 23,625 trees was counted under the RoW of transmission lines while it was 11 for substations.

According to ARIPA 2017, DC will issue section 4 notice with the intention to acquire land. In that case potential affected HHs have to right to raise grievance or refuse. Section 5(1) of ARIPA ensures that "Objections to acquisition by interested parties, within 15 days of the issue of section 4 (1) Notice". In that case, PGCB will ensure that affected households receive the section (4) notice and they place grievances to DC within a timely manner.

There is no structure found in the proposed land to be acquired for substations. So, no physical displacement and relocation is required for this project except land acquisition and compensation. Only economic displacement will be involved. The tower footings for laying transmission lines require land compensation as per Electricity Rules 2020 even if land for tower footings will not be acquired. Compensation will be provided for standing trees under RoW which require felling before laying the transmission lines. During construction, if any crops. Structures or any other assets are affected, will be compensation according to the entitlement proposed in this RP.

Furthermore, temporary losses are anticipated due to damage of crops within the RoW of the transmission lines.

Table 2.2: Summary impacts of the project

SN	Project Impacts	Substation	Transmission Line	Tower footings	Total
Land					
1	Amount of land to be required (acre)	40		32.75	72.75
2	Amount of land to be acquired (acre)	35 ^a	0	0	35
3	Amount of land to be compensated for tower footings (acre)	0	0	32.75	32.75
Households					
4	Number of HH to be affected	233 ^b	15 ^c	0	248
5	Number of HH losing only land (as per Khatian and Census)	233	0	0	233
6	Number of Wage earners lose their income	69	0	0	69
7	Number of Sharecroppers lose their income	17	0	0	17
8	Number of vulnerable HHs	18	0	0	18
9	Total number of persons affected	744	95	0	839
10	Number of trees affected	11	23,625	0	23,636

^a Remaining 5 acres of land owned by Bangladesh Hi-Tech Park Authority under Ministry of Posts, Telecommunications and Information Technology. Hence, no need to acquire the land.

^b **Sub-stations:** (Anwara SS – 181, Teknaf SS-17, Cox's bazar SS – 35)

^c **TLs:** LILO – 5, Anwara to Cox's Bazar – 4, Cox's Bazar to Teknaf – 3, Kaliakair – 3

2.3 Impacts on Crops

The Project intervention will impact on 233 landowner's crops productions in the affected area. In addition, 17 sharecroppers will also be affected.

2.4 Project Affected Households

For construction of substations a total of 233 households (744 persons) will be affected. Out of total 132 surveyed households, 113 are males (85.6%) and the rest 19 are females (14.4%) headed households.

Total 11 HHs will have no other agricultural land out of this affected land. But all of them have homestead land, hence, they will not be landless. During implementation period, INGO will assist them to find out viable alternative land, so as to they can cultivate agriculture crops.

For construction of transmission lines, a total of 15 households (95 persons) will be affected. Out of total 15 household heads, 13 are males (86.66%) and the rest 2 are females (13.34%) headed households.

Besides, 17 sharecroppers and 69 wage earners will also lose their income due to the project intervention requiring land for the substation. Among the affected interviewed households 4 are vulnerable HHs in sub-stations area and they will be given allowances as per entitlement matrix. Those who did not participate in the survey may also have vulnerable households.

2.5 Affected Trees

The Project will also require removal of trees of various sizes and species. The Census and tree inventory survey found varieties of trees on both private and Government land. Different species of trees are divided into three categories by height viz., big (> 10 m height), medium (5-10 m height) and small (< 5 m height). A total of 26798 trees including 11 trees in substation area, on private and Govt. land will be affected due to project implementation, and among them 23,676 are big and medium (including 2 small trees in sub-station area) and the rest 3,122 trees are small which will not be required to be removed no compensation will be considered for small trees. The highest number of trees will have to cut are be affected are timber (20,546) followed by fruit (2,889), bamboo (207) and medicinal (34). The table below shows the aggregated number of trees found on both Government and private land.

Table 2.3: Total number of affected trees by type and number

Categories of Trees	Substations		Transmission Lines		Total	
	< 5 m height	> 5 m height	< 5 m height	> 5 m height	< 5 m height	> 5 m height
Fruit	2	5	311	2884	313	2889
Timber	0	4	2743	20542	2743	20546
Medicinal	0	0	66	34	66	34
Bamboo	0	0	0	207	0	207
Total	2	9	3120	23667	3122	23676

Source: Census and Tree Inventory Survey, July-September 2020

2.6 Other Impacts

Impacts on other properties than land like household structures and Common Property Resources (CPR) are not found in the sub-stations area. But due to transmission line, 15 residential household structures will be affected temporarily because transmission line will go over these households but will not require displacement and as long-term impact, they will not be able to extend any structure vertically. As per Electricity act, 2018, these households will not be compensated unless it is affected during construction or required to relocate. A total of 12,558 sqf main structures will be affected due to construction of transmission lines temporarily. Some auxiliary structures like 13 tube wells, 4

toilets, 192 sft toilet slabs, and 1,251 rft tin made and pucca boundary wall will also be affected. However, before implementation of the project, Resettlement Plan should be updated by the RP implementing NGO in table below.

Table 2.4: Affected main structures (residential) due to construction of transmission lines

Category of Structures	Unit	No.	Area
Pucca	sft	4	2,798
Semi pucca	sft	8	7,708
Tin-shed	sft	3	1,772
Katcha	sft	2	280
Grand Total		17	12,558

Table 2.5: Affected auxiliary structures due to construction of transmission lines

Category of Structures	Unit	No.	Area
Tube well	No.	13	13
Toilet	No.	4	4
Toilet Slab	sft	4	192
Tin made boundary	rft	8	416
Pucca boundary	rft	2	835

Source: Census, July-September 2020

2.7 Construction induced impacts

Since there is no land acquisition required for transmission lines, people can still retain their ownership of the land, and use it for residential and cultivation purposes provided the vertical and horizontal clearance requirement is maintained after construction. PGCB will consider increasing the vertical clearance to 8 m or extending the height of transmission towers or use of additional angle towers to avoid any direct impacts on built structures, and physical displacements of the populations living within the corridor. Additionally, PGCB will also adopt enough safety measures such as erecting bamboo sheds above the built structures during conductor stringing to avoid any damages to structures and risks of their falling and causing accidents. Also, construction work will avoid peak periods of agricultural and other livelihood activities, and seasons that are abundantly occupied for educational, religious, and cultural activities. As such, neither permanent nor temporary physical displacements are anticipated due to construction of the transmission lines. During construction period of angle towers of transmission lines, vehicles movements will be needed to carry equipment. As there is no access road, vehicle may damage crops. Moreover, temporary stake yard/construction yard will have to require for the safety of the construction equipment. For this purpose, temporary land use will be required which will also affect agricultural lands as maximum angle towers will be constructed in agricultural land. As this RP has not considered budget, in this regard, PGCB may allocate budget to contractors for this impact.

2.8 Impacts due to construction of towers

As per transmission route plan, a total of 763 towers will have to construct for the project of which 223 are angle towers and 540 are suspension towers. Out of 763 towers, 420 will be constructed in agricultural land and 343 will be constructed in the barren lands, green land, fallow land, forests, etc. Due to construction of towers, crops of agricultural land will be damaged. For each angle and suspension tower of 230 kV circuit transmission line 225 sqm (15m X 15m) of land have been considered and for 132 kV circuit transmission line 100 sqm (10m X 10m) of land have been considered. Hence a total of 18.09 acre of agricultural land will be affected due to construction of 420 towers in agricultural field.

As per the Electricity Rules of Bangladesh (2020), if land is affected due to construction of towers, compensation has to pay at replacement cost in consultation with landowners for land and other affected assets (if any). As per transmission route plan, a total of 763 towers will have to construct

for the project and 32.75 acres of land will be required for the construction of towers. For each angel tower of 230 kV circuit transmission line 225 sqm (15m X 15m) of land have been considered.

Table 2.6: Impact on land due to construction of towers

Sl. No.	Name of Associated Transmission Line	Total no. of Towers	No. of towers to be constructed on Agricultural Land	Total Affected Agricultural Land (sqm)	Total Affected Agricultural Land (acre)	Total land to be affected (acre)
1.	Anwara-Cox's Bazar (N) 230 kV double circuit line	419	235	52,875	13.07	23.3
2.	Cox's Bazar to Teknaf 132_ kV double circuit TL	300	164	16,400	4.05	7.41
3.	LILO of Dohazari-Cox's Bazar 132 kV double circuit TL	13	7	700	0.17	0.32
4.	Existing Kaliakair SS to Bangabandhu Hi-Tech City 230kV double circuit TL	31	14	3,150	0.78	1.72
	Total	763	420	73,125	18.07	32.75

2.9 Impacts on the vulnerable HHs

Vulnerable households have been defined as (i) headed by single woman or woman with dependents and low incomes (BDT. 104,750 has been considered as the annual poverty line); (ii) headed by elderly/disabled people without means of support; (iii) households that are below the latest nationally defined poverty line and iv) households of indigenous population or ethnic minority. During the elaboration of the RP no indigenous population, ethnic minority or affected person of low social group or caste were identified. As per Census, only 3 male headed households and 1 female headed household is listed under vulnerable groups and all of them are in substations area. Those listed as vulnerable groups will receive benefit from Project implementation. Moreover, 14 elderly persons (over 70 years) were identified during census. The entitlement matrix has provision for one-time grants who are vulnerable considering both income and age in addition to eligible compensation.

Socio-economic Baseline of the PAPs

3.1 Introduction

This chapter presents the socio-economic profile of the affected households. As per FGD findings, no ethnic minority or indigenous peoples will be affected due to Project alignment. Socio-economic profiles of the affected households include demographic characteristics, income and expenditure status and poverty dimension. These are discussed in the following sections of this chapter.

3.2 Profile of the Affected Households

The following table presents both number of households and their population belongs to 147 HHs (excluding 101 non-responsive households). There are 147 households (132 in substations area and 15 in transmission lines area) with a total population of 839. The male population is higher than that of female. There are 53% males and 47% females as found in the household census. The average male-female ratio is 113 *i.e.*, 113 males per 100 females which is higher than the national figure of 100.3 and significantly higher than that of Chattogram 5 Division of 96.1 (BBS 2011). The average household size is 5.71; it is also higher than the national household size of 4.06 and household size of 4.47 of Chattogram division (HIES 2016⁶).

Table 3.1: Distribution of households no. and population

HH	Population			Mean HH size	Gender ratio
	Male	Female	Total		
147	446 ^a (53) ^b	393 (47)	839 (100)	5.71	100:113

Source: Census, July-September 2020

^a Figure in the parenthesis indicates the frequency value

^b Figure in the parenthesis indicates the percentage value

3.3 Distribution of Household Heads

The following table shows gender-wise distribution of household heads of the substations and transmission lines. It was observed that the percentage of male headed households (85.71%) is higher than that of female headed households (14.29%). The Population and Housing Census of Bangladesh in 2011 and in 2001 found 15.6% and 13.8% female headed households in the country. It means that female headed households are lower than that of national level.

Table 3.2: Sex-wise distribution of household heads

Type of HHs	Total
Male Headed HHs	126 ^a (85.71) ^b
Female Headed HHs	21 (14.29)
Total	147 (100)

^a Figure in the parenthesis indicates the frequency value

^b Figure in the parenthesis indicates the percentage value

Source: Census, August-September 2020

3.4 Age Composition

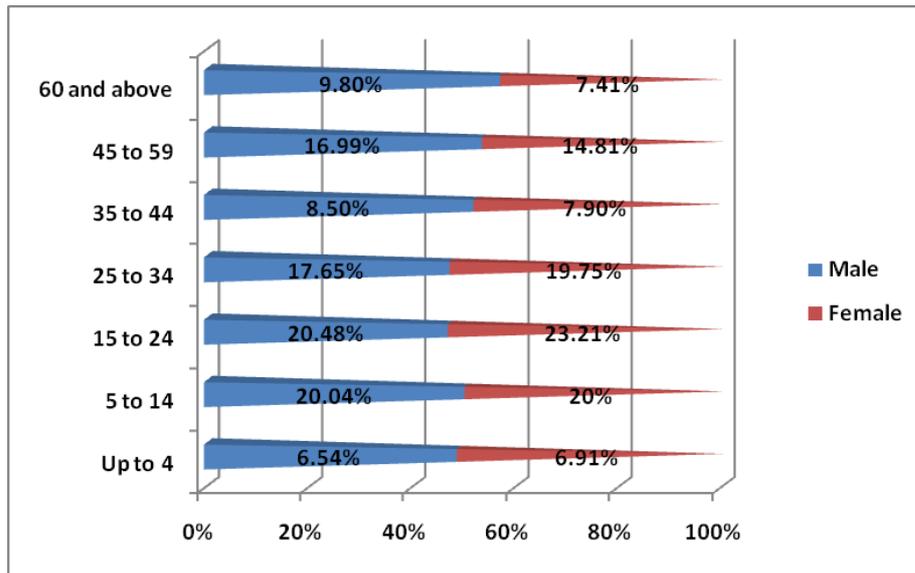
The following Figure 3.1 shows population distribution in the Project area on the basis of age composition. It shows that the highest section of the population constitutes the age category of 15 to 24 years (21.76%). The second highest category is 5 to 14 years (20.02%). In most of the age groups

⁵ In most cases, the data are compared with that of Chittagong Division only as three sub-stations are under that division

⁶ HIES 2016 refers to House hold Income and Expenditure Survey conducted by the Bangladesh Bureau of Statistics (BBS) in 2016.

The number of males is higher than that of females.

Figure 3.1: Population Pyramid in the Project Area



3.5 Dependency Ratio

Dependency ratio refers to the ratio of the dependent population (population aged 0-14 years and 60 years and over who are not working) to the working age population (population aged 15-59 years). The dependence ratio of total alignment is estimated as 35. The dependent population is 35% and probable workforce is 65%.

Figure 3.2: Dependent and Probable Population in the Project Area

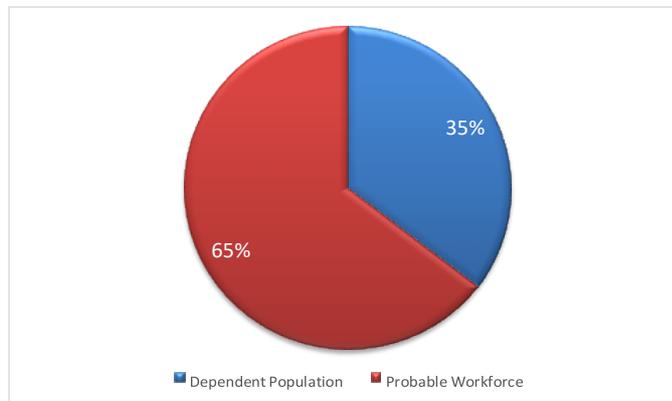


Table 3.3: Distribution of population in terms of dependence ratio

Total Population	Dependent Population	Probable Workforce	Dependency Ratio
839	294	545	100:35

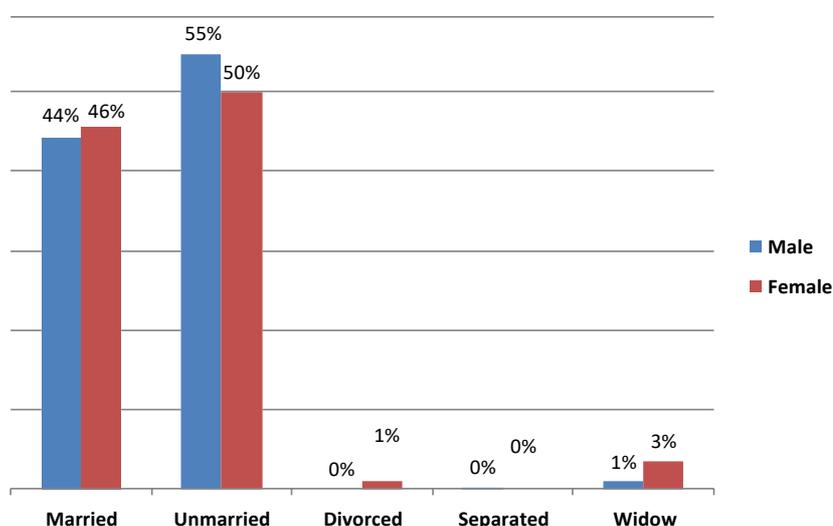
Source: Census, July-September 2020

3.6 Marital Status

The following Figure 3.3 shows the marital status of the total population in the Project area. It is found that the rate of unmarried people is higher than that of married people. In the married category, the rate of married females (46%) is higher than that of males (44%) but in the unmarried category, the rate of males (55%) is higher than that of females (50%). In the widow/widower

category, the percentage of female is higher compared to that of male. The percentage of separated category is minimal compared to the rest of the categories.

Figure 3.3: Marital Status in the Project Area



3.7 Education

Census findings of the Project area show that concentration of literate people is higher in primary (28.8%) and secondary levels – class six to ten (25.6%) and SSC or equivalent (15.3%). About 9.6% population completed HSC or equivalent and same percent (9.6%) completed graduation and above. The percentages of males are higher than that of females in all levels except MA or equivalent. Among the study population about 8.1% are child whose age is below 5 years. The illiteracy rate in the Project area, however, is very low i.e., only 3% are found who never attended school. In Bangladesh, 29.62% of population aged seven years and above (HIES-2016) are illiterate.

Table 3.4: Educational achievements of the population

SN	Level of Education	Gender		Total
		Male	Female	
1.	Up to class five/Madrasah	102 ^a (23) ^b	139 (35)	241 (29)
2.	Class six to ten	111 (25)	101 (26)	212 (25)
3.	SSC or equivalent	67 (15)	59 (15)	126 (15)
4.	HSC or equivalent	51 (12)	30 (7)	81 (10)
5.	BA or equivalent	45 (10)	15 (4)	60 (7)
6.	MA or equivalent	19 (4)	4 (1)	23 (3)
7.	Never attended a school	7 (2)	19 (5)	26 (3)
8.	Child below 5 years	41 (9)	29 (7)	70 (8)
	Total	443 (100)	396 (100)	839 (100)

Source: Census, July-September 2020

^a Figure in the parenthesis indicates the frequency value

^b Figure in the parenthesis indicates the percentage value

3.8 Occupation

Out of total 839 family members of 147 households, 235 members are engaged in different occupations described in the following table from which they earn for their livelihood and the rest

604 members detailed are in the next following table do not earn. Considering occupational distribution, diverse occupational groups are found in the project area. Major occupations of the earning members are small and medium scale business (32%), government service (24%) and paddy cultivation (10%) and mostly of them are male. Other remarkable occupations are private sector employees (6%), agriculture (6%), and transport worker (5%). A few female members (8) are engaged with government service. About 4% male earners also work in abroad and they send remittance in their households, but no female earners work in abroad. Most of the female members are housewives (35.0%) and engaged with household chores. Some 43% family members are students in different grades and about 13% are unemployed and 9% are mainly children aged below 5 years.

Table 3.5: Primary Source of livelihoods of the households

SN	Occupation	Gender				Total	
		Male	%	Female	%	No.	%
A. Substations							
	Paddy Cultivation	21	0.11	2	0.13	23.00	0.12
	Animal Husbandry	2	0.01	1	0.07	3.00	0.02
	Agriculture	12	0.06	1	0.07	13.00	0.07
	Non-agriculture Laborer	4	0.02	5	0.33	9.00	0.05
	Employee in Government Sector	46	0.25	1	0.07	47.00	0.24
	Employee in Private Sector	11	0.06	-	-	11.00	0.06
	Large Scale Business	7	0.04	-	-	7.00	0.04
	Small and Medium Scale Business	68	0.37	3	0.20	71.00	0.36
	Self-Employed	2	0.01	-	-	2.00	0.01
	Driver/Transport Worker	5	0.03	2	0.13	7.00	0.04
	Employee in a Foreign Country	6	0.03	-	-	6.00	0.03
	Armed Services	1	0.01	-	-	1.00	0.01
	Sub Total	185	1.00	15	1.00	200	1.00
B. Transmission Lines and LILO							
	Inland Fishing	1	0.03	0	-	1	0.03
	Fishery Laborer	0	-	1	0.20	1	0.03
	Agriculture	2	0.07	0	-	2	0.06
	Non-agriculture Laborer	2	0.07	0	-	2	0.06
	Employee in Government Sector	2	0.07	3	0.60	5	0.14
	Employee in Private Sector	2	0.07	0	-	2	0.06
	Large Scale Business	3	0.10	0	-	3	0.09
	Small and Medium Scale Business	5	0.17	0	-	5	0.14
	Self-Employed	4	0.13	1	0.20	5	0.14
	Driver/Transport Worker	5	0.17	0	-	5	0.14
	Employee in a Foreign Country	3	0.10	0	-	3	0.09
	Skilled/Semi-Skilled Worker	1	0.03	0	-	1	0.03
	Sub Total	30	1.00	5	1.00	35	1.00
C. Overall (all lines & substations)							
	Paddy Cultivation	21	0.10	2	0.10	23	0.10
	Inland Fishing	1	0.00	0	-	1	0.00
	Animal Husbandry	2	0.01	1	0.05	3	0.01
	Agriculture	14	0.07	1	0.05	15	0.06
	Fishery Laborer	0	-	1	0.05	1	0.00
	Non-agriculture Laborer	6	0.03	0	-	6	0.03
	Employee in Government Sector	48	0.22	8	0.40	56	0.24
	Employee in Private Sector	13	0.06	1	0.05	14	0.06
	Large Scale Business	10	0.05	0	-	10	0.04
	Small and Medium Scale Business	73	0.34	3	0.15	76	0.32
	Self-Employed	6	0.03	1	0.05	7	0.03
	Driver/Transport Worker	10	0.05	2	0.10	12	0.05

SN	Occupation	Gender				Total	
		Male	%	Female	%	No.	%
	Employee in a Foreign Country	9	0.04	0	-	9	0.04
	Armed Services	1	0.00	0	-	1	0.00
	Skilled/Semi-Skilled Worker	1	0.00	0	-	1	0.00
	Overall (all lines & substations)	215	1.00	20	1.00	235	1.00

Source: Census, August-September 2020

Table 3.6: Others Occupation of the household's members

SL	Occupation	Gender				Total	
		Male	%	Female	%	No.	%
A. Transmission Lines and LILO							
	Housewife	0	-	26	0.63	26	0.44
	Student	7	0.39	11	0.27	18	0.31
	Unemployed	4	0.22	1	0.02	5	0.08
	Other	7	0.39	3	0.07	10	0.17
	Sub Total	18	1.00	41	1.00	59	1.00
B. Substations							
	Housewife	0	-	184	0.55	184	0.34
	Student	140	0.66	100	0.30	240	0.44
	Unemployed	48	0.23	27	0.08	75	0.14
	Other	25	0.12	21	0.06	46	0.08
	Sub Total	213	1.00	332	1.00	545	1.00
C. Overall (all lines & substations)							
	Housewife	0	-	210	0.56	210	0.35
	Student	147	0.64	111	0.30	258	0.43
	Unemployed	52	0.23	28	0.08	80	0.13
	Other	32	0.14	24	0.06	56	0.09
	Overall (all lines & substations)	231	1.00	373	1.00	604	1.00

Source: Census, July-September 2020

3.9 Monthly Household Income

The following table shows that the highest range of income of the households of project areas is BDT. 10001-20000 (38.78%) followed by BDT. 20001-30000 (26.53%); BDT. >40,000 (22.45%); BDT. 30001-40000 (6.80%); BDT. 8500-10000 (2.72%); and BDT. <8,500 (2.72%). As per Household Income and Expenditure Survey 2016, national average income of a family is BDT. 15,945.

Table 3.7: Monthly household income

Monthly Household Income (Tk)	Frequency	Percentage
< 8,500	4	2.72
8,500–10,000	4	2.72
10,001–20,000	57	38.78
20,001–30,000	39	26.53
30,001–40,000	10	6.80
>40,000	33	22.45
Total	147	100.0

Source: Census, July-September 2020

The upper poverty line for the project region is based on the Bangladesh Bureau of Statistics (BBS) 2011 survey which was BDT. 1,125.3 per capita. Adopting national BBS inflation rates (11.5% for 2011, 6.2% for 2012, 7.5% for 2013, 7.0% for 2014, 6.2% for 2015, 5.7% for 2016 & 2017, 6% for 2018, 5.69% for 2019 and 5.53% for 2020), the upper poverty line has been updated to BDT. 2,150.04 per month per capita (i.e. BDT. 9,460.18 per household/month, for an average household size of 4.4

in Bangladesh as per the BBS data 2011). Considering an average household size of 4.06 (as per the HIES 2016), BDT. 8,729 have been adopted as the poverty line for the project area. Based on this, BDT. 8,729 x12=BDT. 104,750 are calculated as the annual poverty line. In this context, it is observed that about 3% of households (4 HHs) belong to the poorer category. On the other hand, about 97% of the total households belong to the above poverty line category.

3.10 Monthly Household Expenditure

Data shows that for food consumption the highest range of expenditure of the households of project areas is BDT. 5000-10000 (45.58%); for electricity, water, gas, telephone & transport purpose the highest range of expenditure of the households of project areas is BDT. < 5000 (78.91%); and for Children's education, healthcare, clothing & entertainment purpose the highest range of expenditure is BDT. < 5000 which is 74.83.

Table 3.8: Monthly household expenditure

Expenditure	<Tk 5,000	Tk 5,000 – Tk 10,000	Tk 10,000 – Tk 15,000	Tk 15,000 – Tk 20,000	Tk 20,000 – Tk 25,000	>Tk 25,000	Total
Food consumption	3	67	45	18	2	12	147
%	2.04	45.58	30.61	12.24	1.36	8.16	100
Electricity, water, gas, telephone & transport	116	23	2	2	2	2	147
%	78.91	15.65	1.36	1.36	1.36	1.36	100
Children's education, healthcare, clothing & entertainment	110	30	3	2	0	2	147
%	74.83	20.41	2.04	1.36	-	1.36	100

Source: Census, July-September 2020

3.11 Poverty and Gender

By assessing income status, it is found that only 3% of the households (4 nos.) belong to the poorer category. According to survey data, the household income of the poor at lower poverty level is BDT. 104,750.00/year and three female-headed household (FHH) and one male headed household (MHH), respectively earn yearly income at lower poverty level.

The gender analysis conducted in this Project (separate GBV analysis report has been produced for the project) examined the differences in women's and men's lives to understand social and economic inequity for women and its underlying causes, including provisions for income restoration, training and livelihoods program for poorer women in this Project.

3.12 Vulnerable Groups

Vulnerable households have been defined as (i) headed by single woman or woman with dependents and low incomes; (ii) headed by elderly/disabled people without means of support; (iii) households that are below the latest nationally defined poverty line; and iv) households of indigenous population or ethnic minority. It was found that total 14 households are listed under vulnerable groups and all of them are affected households due to the land acquisition of proposed substations. During the elaboration of the RP no indigenous population or ethnic minority were identified during census.

Table 3.9: List of vulnerable groups and households

Category	Type	Number
Female Headed HHS	Female HHS (income level up to BDT 104,750.00/year)	3
	Female & Disabled HHS (income level up to BDT.104,750.00/year)	-
	Elder Female HHS (income level up to BDT 104,750.00/year)	-
	Sub-total	3
Headed by elderly (70-year-old)	Elder HHS (income level up to BDT.104,750.00/year)	14
	Sub-total	14
Disabled HHS	Disabled male HHS	-
	Sub-total	-
Households under poverty line (less than BDT.104,750 /year)	Male HHS, under 60 (income level up to BDT. 104,750.00/year)	1
	Total	18

Source: Census, July-September 2020

Those listed as vulnerable groups will receive special attention in relocation and benefit from Project implementation. The entitlement matrix has provision for one-time grants in addition to eligible compensation.

Information Dissemination and Stakeholder Consultation

4.1 Introduction

Public consultation is an essential part of the social safeguard planning process aimed at involving the local stakeholders in the project development and implementation phases of the project cycle. The stakeholders, in this process, are able to provide inputs and engage themselves in identifying measures to minimize and/or avoid impacts and mitigation measures, based on local needs and conditions. Potential impacts of the project were disclosed and discussed in stakeholders' meetings with the people around the proposed sub-stations area. In the consultation process, the stakeholders got involved with the RP Consultants and Project Proponent and shared their problems, needs and aspirations in a participatory way. In this process the PGCB as the Project Proponent has obtained stakeholders' views and feedbacks on the proposed interventions and perceptions on the probable changes likely to be happened in future within the Project area. A separate Stakeholder's engagement plan (SEP) has been prepared by PGCB where detailed engagement process and future consultation plan with all stakeholders including the 101 untraceable households are described. The SEP will be following as guiding principles during consultations with different stakeholders.

4.2 Objectives of Public Consultation Meeting

The primary objective of the Public Consultation Meeting (PCM) is to incorporate the opinions and suggestions of the public and all other stakeholders at the Project planning stage to ensure wider acceptability of the Project. The main objective of the stakeholder consultation is to involve the stakeholders in the project cycle and explore stakeholders' perception and attitude regarding the proposed Project. The specific objectives were to:

- Ensure peoples' participation in the proposed Project;
- Unfold stakeholder's attitudes towards the Project;
- Unveil concerns of vulnerable groups, including women, the poor and indigenous people;
- Explore problems related to the Project in the Project area;
- Understand probable solution of the problems; and
- Obtain demand and aspirations of the affected people and other stakeholders.

4.3 Approaches and Methodology

The approach for discussion, consultation and participation was structured in such a way that it would offer a platform to all the stakeholders, where they may discuss, share and debate their opinions. The GoB ordinance/ acts and policies as well as policy/ guidelines of the project financier (AIIB) have been followed in designing and performing the consultation and participation process. The process was initiated through conducting necessary stakeholder consultation meetings (SCMs) in the project area. The team encouraged the participation of women in the stakeholder meetings. Thus, both men and women were attended in the consultation meetings, particularly in primary stakeholders' consultation meetings. Initial meetings often started with the local government (UP), local stakeholders, followed by SCMs, FGDs, and KIIs. The process continued at individual and multi stakeholders' level through various surveys in the project areas.

4.4 Key Stakeholders of the Project

The public/community consultation, discussion and participation processes start by identifying the stakeholders of the Project. The stakeholders of the Project were identified through a 'stakeholder mapping exercise' conducted by the field survey team members. The exercise was done by categorizing the potential affected persons and host communities, who have a stake in the Project. The identified primary stakeholders are the landowners, traders, farmers, service holders, day laborers, drivers, etc. who will be directly and/or indirectly affected by the project interventions.

The secondary stakeholders identified included the public representatives, local government administration, the executing agency, financing institutions, consultants, etc. The list of secondary stakeholders for the project includes: the PGCB, AIIB, Deputy Commissioners of the respective districts, DOE, DOF, DAE, RHD, BR, BWDB, Department of Fisheries, public representatives and Upazila level administration.

4.5 Stakeholder Consultation Meeting (SCM)

In order to assess stakeholder needs, expectations, perceptions, and choices, and to ensure their rights and voices, a two-fold consultation processes was carried out during the survey. Thus, SCMs were conducted firstly with both the primary and secondary stakeholders. Later, affected persons of different occupations were consulted through FGDs. Three (3) SCMs were carried out at three different locations of the project areas. Three consultations were carried out at the scoping stage. Public Consultation Meeting 1 (PCM-1) was carried out at Parki Bazar, Anwara, PCM-2 was carried out at Bangla Bazar, Cox's Bazar Sadar and PCM-3 was carried out at Sutrapur, Kaliakair. The total number of participants in three PCMs was 63. Participants list of Consultation Meetings has been given as annex.

Table 4.1: Schedule and number of participants of PCMs

Sub-stations Area	Meeting place	Mauza	Upazila/ District	Date	Time	No. of participants		Total
						Male	Female	
Anwara Sub-station	Parki Bazar adjacent to the proposed substation of Anwara	Dudkumra	Anwara, Chattogram	07/07/2020	05:00 pm	29	0	29
Cox's Bazar Sub-station	Bangla Bazar adjacent to the proposed substation of Cox's Bazar	Khurulia	Cox's Bazar Sadar, Cox's Bazar	23/08/2020	02:30 pm	14	0	14
Bangabandhu high-tech Park	Sutrapur, Kaliakair	Sutrapur	Kaliakair	21/09/2020	12:00 pm	15	5	20
Total						58	5	63

4.6 Focus Group Discussion (FGD)

The specific issues and concerns and choices of occupation and gender-based groups within the primary stakeholders were obtained from the FGDs. Six (6) FGDs were conducted at different locations of the project areas with different occupational groups including businessman, farmer, teacher, day labor, transport labor, service holder, mason, and shopkeeper. All the FGDs were conducted near the substations area because out of 252 HHs, 233 HHs live around the substations area. No FGD was conducted with the affected HHs under transmission line as the HHs are scattered under the proposed RoW. A total of 52 participants from different groups were attended in six (6) FGDs. Participants list of FGDs has been given as annex.

Table 4.2: Meeting schedule and number of participants of FGDs

Sub-stations Area	Meeting place	Mauza	Upazila/ District	Date	Time	No. of participants		Total
						Male	Female	
Anwara Sub-station	Gobadia, Barasat	Dudkumra	Anwara, Chattogram	08/09/2020	11:00 am	7	0	7

Sub-stations Area	Meeting place	Mauza	Upazila/ District	Date	Time	No. of participants		Total
						Male	Female	
Cox's Bazar Sub-station	Purbo Muktarpur	Khurulia	Cox's Bazar Sadar, Cox's Bazar	10/07/2020	10:00 am	7	0	7
Cox's Bazar Sub-station	Banglabazar	Banglabazar	Cox's Bazar Sadar, Cox's Bazar	23/08/2020	02:45 pm	12	0	12
Teknaf Sub-Station	Ali Khali, Hnila	South Hnila	Teknaf, Cox's Bazar	17/08/2020	05:00 pm	7	0	7
Bangabandhu Hi-Tech City	Sutrapur, Kaliakair	Sutrapur	Kaliakair, Gazipur	21/09/2020	11:00 am	10	2	12
Bangabandhu Hi-Tech City	Bagchapai, Kaliakair	Chapai	Kaliakair, Gazipur	21/09/2020	2:40 am	7	0	7
Total						50	2	52

4.7 Project and Resettlement Issues Raised During Consultations

The objectives of the project, its preliminary design and probable impacts were shared with the affected people at the beginning of each SCM sessions. The major issues included in the discussions were (i) project details and alignment; (ii) benefit and adverse impact of the Project; (iii) opinion on the compensation against potential losses; (iv) compensation for the vulnerable population; (v) mechanism of compensation payment, and (vi) resettlement assistance and options. The stakeholders participated actively in all discussions and shared their views, needs and aspirations from the Project.

4.8 Feedbacks from Consultation

The consultants discussed with the stakeholders about the proposed project interventions and the process of people participation in preparing the RP. The people of the project area learned about the proposed project from the officials of PGCB and consultants who frequently visited the project area. The people of the project area are aware of probable impacts of the project. Local people identified impacts (problems, benefits) of the project in the consultation meetings. Irrespective of region, project impacts likely to be happened are identified.

Table 4.3: Perceived impacts of the project

Major Issues	Issues and concerns raised	Response from the project
Awareness about the proposed project	<ul style="list-style-type: none"> Most of the participants are not aware of the proposed substations. Only local government representatives are aware because the former consulting firm informed them regarding the substation. The participants asked why this substation is required. In Anwara, Teknaf and Cox's Bazar, the participants opined that agricultural land will be affected due to construction of substations as well as transmission lines and some of the farmers will lose their total agricultural land. They also asked about the compensation package. 	<ul style="list-style-type: none"> Project will bring many positive benefits to the local communities. The project will improve and stabilize the power supply. Moreover, if the electricity supply increases, it will create more livelihood opportunities and employment for people. Compensation will be paid as per Acquisition and Requisition of Immovable Property Act-2017, policy of AIIB's ESS 2 and electricity rules 2020.

Major Issues	Issues and concerns raised	Response from the project
Benefits of the Project	<ul style="list-style-type: none"> • The participants expected that transmission lines will contribute to improved village and household power supply, reduce load shedding, stable supply of electricity to irrigate crop cultivations, uninterrupted power supply at night for children’s studies, development of industries and commercial centers and employment for our unemployed people in civil works; • Ensure incessant electricity supply with full voltage in the project area; • Setting up new industrial area along with small and medium industry using the generated power; • Construction of road, industry; • Employment opportunities will be increased to some extent. • Permanent employment for educated youth at substations specifically affected households as per their skill. Lack of working opportunity can create frustration among the affected people. This may lead them to committing crimes and may make the society unstable. 	<ul style="list-style-type: none"> • The economic and social development will be increased. New industries will be constructed due to availability of power supply. Local people will get job in those industries and economically benefitted. Due to construction of substation new investment in different sectors will be increased as available power supply is mandatory for establishing any development entities; • Incessant electricity supply with full voltage in the project area will be ensured; • Installation of substation will invite allied infrastructure e.g., road, industry; which would impact indirectly on the land price. The price of land will rise likely due to enhanced economic activity; • PGCB will ask the construction contractors to engage local labors in priority basis for construction of civil works.
Loss of land, livelihoods and incomes and compensation	<ul style="list-style-type: none"> • Some landowners are not entirely dependent on that land which will be acquired for the project, as they live elsewhere either in Chattogram, Dhaka or abroad. Their lands are cultivated by tenants or sharecroppers, and they are willing to sell their land. Others are exclusively dependent on the land that will be acquired for substations, and they will lose a stable source of food for their families, livelihoods, and income. Landowners losing their land for substations should be paid a higher compensation over and above the Mauza rate to enable them to purchase alternate agricultural land; • Transmission towers will restrict the land use. Tractors and machinery cannot be used. Productivity of the land will decrease. Civil works will cause crop losses and restrict farmers’ access to their cultivated areas for several seasons; • Removal of fruit-bearing and timber trees will reduce incomes; • Project should consider allocating alternate land of similar quality to people who lose their land and specifically to the leaseholders and sharecroppers who are exclusively 	<ul style="list-style-type: none"> • Compensation for all losses caused to the Aps will be paid at replacement cost irrespective of the title of the AP as per the provisions in the ARIPA, 2017 and in compliance with AIIB’s ESS 2 policy; If there is a gap between statutory compensation and the replacement cost, the gap will be bridged by PGCB based on assessments and recommendations of the Property Assessment and Valuation Committees (PAVC) to be appointed by PGCB; • Compensation for crop losses will be paid for a period of one year and taking into consideration the loss of incomes and investments of the farmers. Farmers will also be allowed to cultivate underneath the transmission tower base areas; • Compensation will be paid for the trees to be removed. Also, tree owners will be allowed to retain the timber from the trees; • Compensation will be paid at replacement cost enabling people to purchase alternate land. The implementing NGO will assist the Aps to find alternative land either for outright purchase or leasing. Leaseholders and sharecroppers will be compensated for their crop and income losses. Furthermore, they will be assisted to find alternate land by the INGO;

Major Issues	Issues and concerns raised	Response from the project
	<p>dependent on acquired land for their livelihoods and incomes. Affected people (landowners, lessees, sharecroppers) mainly cultivate rice and vegetables in the affected land and thus, will lose their work/employment, and wages/income which will reduce earning scope of affected people and will have an impact on their income and livelihoods;</p> <ul style="list-style-type: none"> • The lands earmarked for substations are fertile land cultivated by farmers in several seasons of the year and planned to construct 'future houses' by land-filling as they are located closer to the main roads. Land acquisitions will adversely affect the activities and expectations of the landowners. Project should consider selecting alternative land; • What is the procedure for landowners who live abroad to claim their compensation 	<ul style="list-style-type: none"> • Project has tried to avoid/minimize resettlement impacts and particularly the residential areas, and none of lands earmarked for substations are within the residential areas. The location is proposed by a team of professionals considering the engineering and technical requirements. However, community concerns over the land will be further reviewed by PGCB; • The landowners who live abroad can appoint a power of attorney on their behalf. Or else the compensation money will remain in DC's account and the eligible parties can claim the money whenever they are available by showing evidence in support of their claims and ownership.
Avoidance and safeguards	<ul style="list-style-type: none"> • Transmission lines should avoid traversing public places like schools, mosques, graveyards, madrasah, markets etc. as well as residential dwellings of the people; • Transmission lines and towers can cause possible electrocution, accidents, fires and damages to trees and crops particularly during natural disasters like heavy rains, lightning, storms and winds; • Route plan should be developed avoiding elephant movement path as there are 19 elephants in that area and they use path near Ramu Cantonment. • The authority should develop route plan considering Rohingya Camp areas; 	<ul style="list-style-type: none"> • Route plan of transmission lines has been developed avoiding traversing public places like schools, mosques, graveyards, madrasah, markets etc. as well as residential dwellings of the people. Installation of transmission towers will avoid residential areas and other public spaces. If unavoidable, project will provide compensation at replacement cost and other rehabilitation and restoration assistance. PGCB ensures that transmission lines do not cause population displacements. People can live in the same places if distance between the roof of their structures and the transmission conductors are maintained at 7-8 meters; • PGCB will ensure that all required safety measures are followed by contractors during substation construction and PGCB officers during its operations; • Route plan has been developed avoiding elephant movement path near Ramu Cantonment. • Route plan has been developed considering Rohingya Camp area and minimum 225 meters away from the Rohingya Camp areas.
Risks and hazards	<ul style="list-style-type: none"> • Sound and air pollution will increase during construction of the substation; • Risk of accidental occurrence might be increased beside the substation area; • Risks associated with cultivation of land under this high-power line, particularly during the rainy season; 	<ul style="list-style-type: none"> • Necessary safety measures such as erecting bamboo sheds over the built structures and fencing off the construction sites will be adopted by the contractors during conductor stringing. Civil works will be scheduled to avoid cultivation seasons, and peak periods for other livelihood activities;

Major Issues	Issues and concerns raised	Response from the project
	<ul style="list-style-type: none"> • Transportation of construction material can cause traffic congestion, dust and noise emissions; • Landfilling for substations can disturb the drainage systems and would adversely affect the rest of the lands, water logging, floods, etc. • Construction work of the transmission lines should not damage utility services and our water sources and pumps; • Civil works of the project will lead to influx of migrant labor teams; their possible misconduct and engagement in sexual harassment of women; drug peddling and abuse, human trafficking, etc. • Compensation payments should not be delayed. Middlemen interfering with compensation process and seeking bribes should be avoided. It should be a trouble-free process for Aps. 	<ul style="list-style-type: none"> • Contractors will be obliged to avoid traffic congestion and follow health and safety guidelines to control dust emissions and noise generation. PGCB officers will monitor the performance of the contractors and compliance with safeguards requirements; • The final engineering designs will study the drainage systems and necessary measures would be incorporated to avoid environmental hazards; • No utility services or water sources will be affected. If affected, project will restore them at its own cost within a reasonable time frame; • PGCB and the contractors will endeavor to minimize labor influx and place priority in local labor. Awareness raising programs will be conducted for labor teams. It will be a mandatory requirement for the contractors to enforce a code of conduct for the labor teams. PGCB will establish a grievance redress mechanism (GRM) to facilitate any affected/aggrieved parties to report their grievances/complaints and seek resolution within a reasonable time frame; • PGCB together with DC will ensure that compensation is paid on due time and before taking possession of land. Compensation will be paid directly to the landowner/ claimant through a cheque.

4.9 Consultation Outcomes and Policy Issues

The outcomes of the consultation meetings were very helpful in minimizing the impacts of the Project. The probable harmful/beneficial effects that may be caused due to the implementation of the project have been identified and documented in the meeting minutes. Suggestions received regard to change of transmission route considering avoidance policy, minimizing or no alternative options to the proposed project. The meetings informed to the local affected people that based on the AIIB Policy Involuntary Resettlement (ESS2), Electricity Act 2018 and ARIPA 2017, the compensation for the land, structures, business, agriculture (field crops), aquaculture, trees, etc. will be provided to the affected households within of the project areas.

4.10 Consultation and Participation during Project Implementation

A consultation and participation mechanism will be developed by engaging the primary stakeholders in local committees – for instance, grievance redress committees (GRC) and property valuation advisory committee (PVAC). Process of engagement of primary stakeholders has been described in chapter 9. The Implementing NGO will be appointed by the Project for the implementation of RP, who will continue the processes of consultation and participation by involving the affected households and the beneficiaries as well. Thus, consultation will remain as an integral part of Project management and implementation.

4.11 Summary of Consultation Output

Based on the discussion at the consultation meetings and FGDs the project stakeholders have identified probable losses, potential impacts and mode of compensation payment for the affected people (Aps). It was clearly explained at the meetings that land exchanged for land as an alternative was not an option in this project; however, adequate compensation will be paid against the losses as per project policy. The following summary findings of the consultation meetings/discussions would help the project proponent in carrying out the RP properly:

- Khas/Barren/fallow land should be prioritized in selection of substation construction
- Distribute khas land to the Aps who lose their total agricultural land and to the small /marginal farmers;
- Give proper compensation to the land losers and paid all compensation swiftly;
- Homestead should be avoided during stringing cables from substations;
- Local people should be engaged in the construction activities, by employing them;
- Ensuring smooth electricity supply;
- Reducing the load shedding during irrigation period at village level,
- Limit vegetation loss during cleaning sites for stockpiling for tower construction;
- Avoid elephant movement path during finalization of transmission line;
- Develop route plan avoiding Rohingya Camp area.
- Avoiding wildlife habitats and passage during stockpiling for tower construction.

4.12 Disclosure of the RP

As per the guidelines of AIB and PGCB, GoB, the IA will disclose the RP in a summarized form as an Information Brochure and Booklet in Bangla language to the local stakeholders immediately after the RP is approved by the line ministry and AIB. PGCB will develop the information Brochure and Booklet in Bangla language and disclose it to the local stakeholders. Copies of the RP and the Booklet will be available in DC offices in the respective areas and in the sub-districts (Upazilas) within the sub-stations area for the general people and civil society members. In disclosure sessions, the extent of Project impacts on their communities and individual households will be fully disclosed to the directly affected persons and communities. The policies for mitigation of adverse social impacts will also be disclosed to the affected persons. In this regard, meaningful consultations will be arranged by the IA with affected persons for enabling their informed participation in preparing, implementing, and monitoring of the RP.

The Booklet will be drafted in English and Bangla briefly presenting the issues including (i) the Project impacts; (ii) mitigation measures and entitlement matrix; (iii) grievance redress mechanisms; (iv) the institutional framework for Project implementation; (v) schedule for implementation and monitoring arrangements; and (vi) a set of common Q&A about the Project for affected people. The RP will be also uploaded in the PGCB website after obtaining concurrence from the AIB and approval from the Ministry of Power, Energy and Mineral Resources, GoB.

Legal and Policy Framework

5.1 Introduction

The government does not have a national policy on involuntary resettlement. The law of eminent domain is applied for the acquisition of land for infrastructure projects of public interest. The legal and policy framework for land acquisition and involuntary resettlement for the project will be based on: (i) Acquisition and Requisition of Immovable Property Act (ARIPA) 2017 (ii) the Electricity Act of 2018 and Electricity Rules 2020; (iii) the Bangladesh Telegraph Act of 1885 and (vi) AIIB's Involuntary Resettlement (ESS 2), which applies to all AIIB financed and/or administered projects, regardless of the country of where the project is located or the financing modality (i.e. loan, a grant, or other means).

5.2 National Laws and Regulations

The current legislation governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Act (ARIPA), 2017. The Acquisition and Requisition of Immovable Property Act, 2017 (henceforth, the Act 2017) is used as the legal support for land acquisition and requisition in Bangladesh. The Act 2017 requires that compensation be paid for (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The Act 2017 provides certain safeguards for the owners and has provision for payment of "fair value" for the property acquired. The landowner can appeal against land acquisition within 15 (fifteen) days of notice under Section 4 of the Act 2017. The Act 2017, however, does not cover Project-affected persons without titles or ownership record, such as informal settler, occupiers, and informal tenants and leaseholders (without document) and does not ensure replacement cost of the property acquired. The Act has no provision of resettlement assistance and transitional allowances for restoration of livelihoods of the non-titled project affected persons.

The Deputy Commissioner (DC) determines "market value" of acquired assets on the date of notice of acquisition served (under Section 4 of the Act 2017). The DC then adds 200% premium of the assessed value of land for cash compensation under law (CCL) for government acquisitions. The CCL paid for land is generally less than the "market value" as owners customarily report lower values during registration to avoid and/or pay fewer taxes. If acquired land has standing crops cultivated by tenant (bargadar) under a legally constituted written agreement, the law requires that part of the compensation money be paid in cash to the tenants as per the agreement. The DC adds 100% premium of the assessed value to pay as compensation for loss of structures, crops and trees.

If there is a dispute regarding the amount of compensation, there is an option for arbitration and the procedures for such is in place. Places of worship, graveyard and cremation grounds are not to be acquired for any purpose, unless the acquisition of these places is deemed unavoidable for the best of interest of the people. The proponents will be allowed to acquire such areas given that it funds the replacement and rebuilding of such places.

Table below describes the land acquisition process under ARIPA 2017. The process generally takes minimum of 13 months for a priority project and minimum 16 months for a nonpriority general project. This includes the time taken by DC to award compensation for affected persons which is stipulated as 2 months.

Table 5.1: Land Acquisition Process under ARIPA, 2017

Relevant Section under ARIPA, 2017	Steps in the Process	Responsibility
Section 4 (1)	Publication of preliminary notice of acquisition of property for a public purpose	Deputy Commissioner
Section 4 (3) (1)	Prior to the publication of section 4(1) notice; Identify the present status of the land, structures and trees through videography, still pictures or appropriate technology.	Deputy Commissioner
	After the publication of the section 4(1) notice, a joint verification is conducted with potentially affected households and relevant organizations.	Deputy Commissioner
Section 4 (7)	After publication of preliminary notice under the section 4(1), if any household has changed the status of the land for beneficial purposes, changed status will not be added to the joint verification notice.	Deputy Commissioner
Section 4 (8)	If the affected person is not happy with the joint verification assessment, he/she can complain to Deputy Commissioner within seven days of issuing sec 4(1) notice.	Affected Person
Section 4 (9)	Hearing by Deputy Commissioner within 15 working days after receiving the complaints. In case of government priority projects, hearing will be within 10 working days.	Deputy Commissioner
Section 5 (1)	Objections to acquisition by interested parties, within 15 days of the issue of section 4 (1) Notice	Affected Person
Section 5 (2)	Deputy Commissioner submits hearing report within 30 working days after the date of the section 5(1) notice. In the case of government priority projects, it will be within 15 working days.	Deputy Commissioner
Section 5 (3)	DC submits his report to the (i) government (for properties that exceed 16.50 acres; (ii) Divisional Commissioner for properties that do not exceed 16.50 acres. Deputy Commissioner makes the final decision, if no objections were raised within 30 days of inquiry. In case of government priority project, it will be 15 days	Deputy Commissioner
Section 6 (1) (1)	Government makes the final decision on acquisition within 60 working days after receiving report from the Deputy Commissioner under section 5(3) notice.	Government
Section 6 (1) (2)	Divisional Commissioner makes the decision within 15 days or with reasons within 30 days since the submission of the report by Deputy Commissioner under section 5(3) notice.	Divisional Commissioner
Section 7 (1)	Publication of the Notice of final decision to acquire the property and notifying the interested parties to submit their claims for compensation.	Deputy Commissioner
Section 7 (2)	Interested parties submit their interests in the property and claims for compensation within 15 working days (in case of priority project 7 days).	Affected Person
Section 7 (3)	Individual notices have to be served to all interested persons including the shareholders within 15 days of issuing Section 7(1) notice	Deputy Commissioner
Section 8 (1)	Deputy Commissioner makes a valuation of the property to be acquired as at the date of issuing Section 4 Notice; determine the compensation; and apportionment of compensation among parties interested.	Deputy Commissioner
Section 8 (3)	Deputy Commissioner informs the award of compensation to the interested parties and sends the estimate of	Deputy Commissioner

Relevant Section under ARIPA, 2017	Steps in the Process	Responsibility
	compensation to the requiring agency/person within 7 days of making the compensation decision.	
Section 8 (4)	The requiring agency deposits the estimated award of compensation with the Deputy Commissioner within 120 days of receiving the estimate.	Requiring Agency
Section 9 (1)	During valuation of assets, Deputy Commissioner will consider the following: (i) Average market price of land of the same category in the last 12 months; (ii) Impact on existing crops and trees; (iii) Impact on other remaining adjacent properties; (iv) Impact on properties and income; and (v) Relocation cost for businesses, residential dwellings etc.	Deputy Commissioner
Section 9 (2)	Additional 200% compensation on current Mauza rate is added to the estimated value. If land is acquired for private organizations, added compensation will be 300%.	Deputy Commissioner
Section 9 (3)	Additional 100% compensation on top of the current market price for impacts mentioned under sections 9(1)	Deputy Commissioner
Section 9 (4)	Appropriate action will be taken for relocation on top of the above-mentioned subsections	
Section 10 (2)	If an entitled person does not consent to receive compensation, or if there is no competent person to receive compensation, or in the case of any dispute with the title to receive compensation, Deputy Commissioner deposits the compensation amount in a deposit account in the Public Account of the Republic. Thereafter, Deputy Commissioner acquires the land. (Landowners can obtain such deposited money at any time, having appealed to the Deputy Commissioner, and providing evidence in support of his/her claim.	Deputy Commissioner Affected Persons
Section 11 (1)	Deputy Commissioner awards the compensation to entitled parties within 60 days of receiving the deposit from the requiring agency/person.	Deputy Commissioner
Section 12	When the property acquired contains, standing crops cultivated by bargadar (registered tenants), the apportion of compensation due to him will be determined by the Deputy Commissioner and will be paid to the bargadar in cash.	Deputy Commissioner

5.3 The Electricity Act, 2018 and Electricity Rules, 2020

The Electricity Act enacted on 12th February 2018 repealed the former Electricity Act of 1910 with amendments to develop and reform the sectors of power generation, transmission, supply and distribution and for better service delivery to consumers and to meet the increasing demand for electricity. The Act specifies the role of licensees in the supply of energy and construction of lines for energy transmission. The Government has also published the Electricity Rules 2020 on November 4, 2020. The key features of the Act and rules are given below:

Table 5.2: Key Features of the Electricity Act, 2018 and Electricity Rules 2020

Issues	Provisions in the Electricity Act, 2018	Provisions in the Electricity Rules, 2020
Civil works	If any licensee is permitted to lay power supply lines within the area of supply or, subject to the terms of his license, beyond the area of supply, the licensee may, as soon as may be, do necessary civil works, with intimation to the concerned person or the local authority, as the case may be, for supplying electricity to that area. Licensee must take consent from all affected parties. However, if any power supply line or civil works creates any obstacle to proper execution of legitimate authority of any person, the licensee may shift the site for power supply line or civil works.	If any licensee is permitted to lay power supply lines within the area of supply or, subject to the terms of his license, beyond the area of supply, the licensee may open or break the road, highway, rail path, drainage in ground level or underground level for civil works but before that the licensee has to provide notice to the concerned person or the local authority. Before starting civil works the licensee has to advertise publicly. Licensee must take consent from all affected parties. However, if any power supply line or civil works creates any obstacle to proper execution of legitimate authority of any person, the licensee may shift the site for power supply line or civil works.
Damages	If any road, railway, underground drain, sewer or tunnel is damaged in consequence of civil works, the part excavated shall have to be filled up by soil, the part damaged shall have to be repaired and the garbage shall have to be removed immediately after such works.	If any road, highway, dam is damaged in consequence of civil works, the part excavated shall have to be repair under the supervision of the concern person or authority or repairing organization.
Compensation	If any damage, harm or inconvenience is caused while doing civil works under this Act, the licensee shall, in such manner as may be prescribed by rules, pay compensation to the person affected or the owner of the land affected for acquiring land for construction of electricity towers.	If any damage, harm or inconvenience is caused while doing civil works under this Rule, the licensee shall pay compensation. If land is used for construction of tower then the Licensee has to pay compensation to the land owner as per market value and the land owner will be able to use the land without doing any harm to electricity towers or other electric infrastructures. If crops, trees, or structure is affected then by the value suggested by Department of Agriculture Extension (DAE), Department of Forest and Public Works Division.

5.4 The Bangladesh Telegraph Act, 1885

The Telegraph Act, 1885 does not have any provision for permanent land acquisition for construction of transmission pillars and lines. The Act provides for the payment of compensation for temporary impacts resulting from construction of lines and towers. The Act allows for the removal of any trees that interrupt the transmission lines and would pay compensation only if those trees existed prior to the installation of the telegraph lines. The Government shall not acquire any right other than that of user in the property under, over, along, across, in or upon which the telegraph authority places any telegraph line or posts. Any damages caused to property during construction, operation and maintenance will be compensated in full to all persons interested in those properties. Practices followed to establish right of way for electricity lines and payment of compensation for affected parties.

- The decision of PGCB to construct a transmission line in a region is communicated in the form of an application to the Deputy Commissioners (DC) of the respective districts where the transmission lines will be constructed.
- Before acquiring the land, the Deputy Commissioner (DC) issues a Public Notice on behalf of the licensee organization (Section 10-19 of the Bangladesh Telegraph Act of 1885) to inform the public about the (i) RoW to be established for the transmission lines; (ii) compensation entitlements for damages caused to crops, trees, structures, etc. (but excluding compensation for land), due to construction work of the transmission lines at market rates as determined by the Agriculture Department; and (iii) requesting the assistance and cooperation of respective Upazilla Nirbahi Officers (UNO), Union Parishad Chairmen, and other officials of the area and the wards members for the relevant officials and representatives of PGCB.
- If any landowner or land user is affected by the project, he/she can report the grievance to DC Office/ PGCB Local Office/ Project Office/ Contractor.
- The grievance or the complaint of the affected person is communicated to the Project Director (PD) by the DC Office/ PGCB Local Office/ Project Office/ Contractor.
- The PD in communication with the DC's Office endeavors to reach an amicable settlement with the complainant/aggrieved party. Assistance of the local authorities is also obtained in the process of grievance resolution.
- Contractors pay cash compensation to the landowners or land users for the affected trees, structures and crops for which a signed receipt is obtained from the receiving party. The receipt signed by the receiving party also serves as the landowner's authorization and 'No Objection' for the contractors to enter his/her premises.
- The civil construction work commences only after the permission of the landowner is obtained.

5.5 Best Practice in Bangladesh

In Bangladesh, two different "standards" with regard to compensation and displacement of project affected persons are practiced. In domestically funded projects affected persons receive only cash compensation (CCL) under the LA Act, 2017 while in the donor-funded projects affected persons receive additional support (including replacement costs for lost assets, relocation assistance for resettlement and restoration of income in post resettlement period) in addition to CCL.

Many "good practices" include but not limited to, (i) identification of all displaced persons and issuance of ID cards; (ii) cut-off date established by census; (iii) preparation of automated Loss Files and Entitlement Card (iv) Preparation of payment statement (v) compensation for losses irrespective of title to land; (vi) paying replacement cost of land and other assets; (vii) resettlement of the affected households; (viii) special provisions for assistance to poor women and vulnerable groups; (ix) training/livelihood programs for income and livelihood restoration; (x) project benefits for "host" villages; (xi) management information system for processing resettlement benefits, monitoring and evaluation; and (xii) involvement of NGOs in RP implementation – which has influenced many other projects. Involuntary resettlement has also been successfully addressed in other MDB financed projects including Jamuna Bridge Railway Link Project, Southwest Road Network Development Project and Southwest Area Integrated Water Resources Planning and Management Project.

5.6 AIIB Policies

AIIB has a policy in the form of "Environmental and Social Standards (ESS)" for the purpose of addressing issues relating to environmental and social sustainability as AIIB considers it as a fundamental aspect of achieving outcomes consistent with its mandate to support infrastructure development and enhance interconnectivity in Asia. The objective of this overarching policy is to

facilitate achievement of these development outcomes, through a system that integrates sound environmental and social management into Projects.

AIIB has three associated environmental and social standards (ESSs), which set out more detailed mandatory environmental and social requirements relating to the following:

- ESS 1: Environmental and Social Assessment and Management (ESS 1);
- ESS 2: Involuntary Resettlement (ESS 2);
- ESS 3: Indigenous Peoples (ESS 3).

AIIB carefully screens each and every project to determine whether or not it instigates any involuntary resettlement due to the project interventions. This includes both physical and economic displacement, as defined in the Environmental and Social Standards (ESS) 2: ‘Involuntary Resettlement’ under AIIB’s Environmental and Social Framework (Approved Feb 2016; Amended Feb, 2019).

ESS 2 clearly acknowledges that there are cases where no alternatives can be found to avoid involuntary resettlement. In such cases, AIIB requires the Client to ensure that resettlement activities are conceived and carried out as sustainable development programs. The Client is required to provide sufficient resources to ensure that the people who are made to face involuntary resettlement share the benefits of the project.

In case of any involuntary resettlement, the Client is required to prepare a Resettlement Planning Framework and/or Resettlement Plan (RP) that it is proportionate to the extent and degree of impacts of a project. The degree of impacts is determined by (a) the overall scope of displacement – both from economical and physical standpoint, and (b) the extent of vulnerability of the PAPs. A wider analysis of social risks associated with the project and their impacts is complemented by the RP for a comprehensive Environmental and Social Impact Assessment (ESIA) of the project. The RP for a project set put the principles to be followed to ensure that impacts associated with involuntary resettlement, including but, not limited to – any land acquisition from, the land use rights changes of, any displacement of, and the need for livelihood restoration of the PAPs are mitigated so as to ensure Project Affected People (PAP) are no worse off and where possible their lives are improved as a result of the resettlement.

As specified in the Environmental and Social Framework (2019), AIIB recognizes that a considerable part of the population in the countries in which the Bank operates live without land title or recognized land rights. AIIB recognizes people without land title or legal rights to land are eligible for compensation. The AIIB ESS2 on Involuntary Resettlement requires the Client to ensure that these people receive resettlement assistance and compensation for loss of non-land assets; the procedure to ensure such would have to be in accordance with the cut-off dates established in the RP for the project. Additionally, the Bank requires the Client to include these people in the resettlement consultation process.

5.7 Gap between GoB Laws and AIIB Policies

A brief description of the gaps between the Government laws and AIIB policy along with the summary of gaps and gap-filling measures is presented below:

- The Act 2017 does not recognize unauthorized occupants on the Government land and there is no clear indication about avoiding or minimizing displacement. AIIB policies strongly require avoidance or at least minimization of adverse impacts through exploring project alternatives.
- The adverse social impacts are not fully addressed by the Act 2017– for instance, there are no provisions to ensure that the compensations for resettlement and/ or relocation of the PAPs are adequate as the amount of compensation are based on ARIPA 2017 and not on specific project basis; AIIB policies on the other hand, require to enhance, or at least restore,

the livelihoods of all affected persons in real terms relative to pre-project levels by screening the social impacts in a case-by-case process based on project benefits, project location, project type etc. The Act has no provision of resettlement assistance for restoration of livelihoods of affected persons except for legal compensation.

- The Act 2017 pays no attention to public consultation, stakeholders' engagements in project planning and execution and to monitoring of project affected persons. AIIB policies require meaningful consultation with the affected people and other stakeholders to disseminate project goals and objectives to obtain stakeholders' views and inputs in project planning and implementation.

The Act 2017 provides a number of mechanisms for grievance redress in respect of individual interests in the property and issues related to compensation which get raised with the DC. But there is no provision to hear other resettlement related grievances arising from loss of livelihoods, loss of access to public infrastructure, damages to property causing from acquisition and construction related impacts. PGCB will establish a grievance redress mechanism at the local level which is easily accessible and immediately responsive, which includes a variety of stakeholders including the DC.

Finally, AIIB policies pay special attention to gender issues and vulnerable groups in the resettlement processes, particularly the non-titled and the affected poor households. The policy gaps have been bridged by additional project-specific measures adopted in the RP. While dealing with compensation, replacement cost (for lost assets and income), and rehabilitation and livelihood assistance, PAPs with no legal rights will be taken into consideration as well. The measures will include improvement or at least restoration of the PAPs standard of living at pre-project level. Special attention will be given to vulnerable groups including those below the poverty line, the landless, the elderly, the women and the children, indigenous peoples, and those without legal title to land. In sum, the added measures in this Project fully comply with AIIB's policy of involuntary resettlement— Environmental and Social Standard 2. The following table provides a summary of the key measures taken to comply with AIIB Policy requirements.

Table 5.3: Summary of key measures taken to comply with AIIB policy requirements

SN	AIIB ESS2	Acquisition and Requisition of Immovable Property Act, 2017	Gaps Between Act 2017 and AIIB's ESS2 and Actions to Bridge the Gap	Measures taken by the project
1.	Involuntary resettlement should be avoided wherever possible.	Not defined in the Act	Act 2017 does not deal with the minimization of involuntary resettlement. However, the government uses this approach as a standard practice.	The consultant has avoided Involuntary resettlement by changing TL routes and selecting site of substations.
2.	Minimize involuntary resettlement by exploring project and design alternatives.	Not so clearly defined in the Act. Places of worship, graveyard and cremation grounds are not to be acquired for any purpose, unless the acquisition of these places is deemed unavoidable for the best of interest of the people.	Act 2017 does not deal with these issues and does not comply with AIIB ESS2, as the Act 2017 has no strong provision for minimizing adverse impacts on private property or common resources, and does not deal with alternate design.	The project authority has tried to avoid Involuntary resettlement by changing TL routes and selecting site of substations conducting consultation with stakeholders
3.	Conducting census of	The Act 2017 spells out that upon approval of the	The Act 2017 does not require the coverage of	The Project authority conducted detailed

SN	AIB ESS2	Acquisition and Requisition of Immovable Property Act, 2017	Gaps Between Act 2017 and AIB's ESS2 and Actions to Bridge the Gap	Measures taken by the project
	displaced persons and resettlement planning	request for land by the office of the deputy commissioner, the acquiring and Requiring body staff will conduct the physical inventory of assets and properties found in the land. The inventory form consists of the name of person, quantity and quality of land, asset assets affected, and the materials used in the construction of house. The cut-off date is the date of publication of notice that land is subject to acquisition, and that any alteration or improvement thereon will not be considered for compensation.	the census surveys. It only reflects the inventory of losses which is more inphysical terms and only includes the names of theowners, etc. The AIB policy spells out a detailed census through household surveys of displaced persons in order to assess the loss of income and vulnerability of the persons going to be affected by land acquisition but also population displacement and other entitlements as per the entitlement matrix.	census and socio-economic survey of direct affected persons in order to assess the loss of income and vulnerability including socio-economic status.
4.	Carry out meaningful consultation with displaced persons and ensure their participation in planning, implementation, and monitoring of resettlement program.	Section 4 of the ordinance provides that whenever it appears to the DC that any property is needed or is likely to be needed for any public purpose or in the public interest, he shall publish a notice at convenient places on or near the property in the prescribed form and manner stating that the property is proposed for acquisition.	The Act 2017 does not directly meet AIB ESS2. This section of the ordinance establishes an indirect form of information disclosure/public consultation. However, it does not provide for public meetings and project disclosure, so stakeholders are not informed about the purpose of land acquisition, its proposed use, or compensation, entitlements, and special assistance measures.	As per AIB ESS2, meaningful consultation has been conducted with affected persons and their feedback has been incorporated in the report. Consultation will be a continuous process during project implementation
5.	Establish grievance redress mechanism.	Section 4 allows the occupant of the land to raise objections in writing. These should be filed to the DC within 15 days of the publication. The DC will then hear the complaints and prepare a report and record of proceedings within 30 days following expiry of	The section 4 provision is consistent with AIB's grievance and redress policy.	As per AIB ESS2, a grievance redress mechanism will be established by the project. This RP has a provision for grievance procedures, which includes formation of a grievance redress committee, appointment of an

SN	AIB ESS2	Acquisition and Requisition of Immovable Property Act, 2017	Gaps Between Act 2017 and AIB's ESS2 and Actions to Bridge the Gap	Measures taken by the project
		the 15-day period given to APs to file their objections.		arbitrator, and publication of the notice of hearings and the scope of proceedings. The APs can raise any grievances relating to LA&R issues
6.	Improve or at least restore the livelihoods of all displaced persons.	The Act 2017 does not address the issues related to income loss, livelihood, or loss of the non-titleholders. This only deals with the compensation for loss of land, structures, crops and trees, etc. for the legal titleholders.	Act 2017 does not comply with AIB ESS2 as there is no provision to assess the impacts on incomes and livelihood from the loss of employment and business, or to restore lost incomes and livelihoods.	The project has a provision to provide other resettlement benefits for the persons who have lost their livelihoods
7.	Land-based resettlement strategy	The Act 2017 does not address these issues.	The Act 2017 does not meet the requirement of AIB ESS2.	The project has no provision for land-based resettlement strategy
8.	All compensation should be based on the principle of replacement cost.	The Act 2017 states that the deputy commissioner (DC) determines the amount of compensation by considering: (i) the replacement cost of the property based on the average sale value of last 12 months preceding the publication of 1st notice of acquisition; (ii) the damage to standing crops and trees; (iii) damage by severing such property from the other properties of the person occupying the land; (iv) adverse effects on other properties, immovable or movable, and/or earnings; and (v) the cost of change of place of residence or place of business. The DC also awards a sum of 100% on the replacement cost of the property to be acquired.	Act 2017 is largely consistent with AIB ESS2. However, there are differences in the valuation of land and prices of affected assets, where AIB prescribes the use of current market rates in the project area. Act 2017 does not ensure replacement cost or restoration of pre-project incomes of the displaced persons.	Current market value of land has been collected through PVS and calculated the replacement cost comparing with Mauza rate (PVS rate is attached as annex 11). It was found that in all cases 3 times of Mauza rate is higher than current market price of land. So, the Mauza rate has been considered for budget preparation.
9.	Provide relocation assistance to	If DC considers that the structure can easily be	The Act 2017 does not define the additional	The Project will not acquire land used for

SN	AIIB ESS2	Acquisition and Requisition of Immovable Property Act, 2017	Gaps Between Act 2017 and AIIB's ESS2 and Actions to Bridge the Gap	Measures taken by the project
	displaced persons.	transferred, he/she will give relocation cost but not cash compensation under law.	relocation assistance to displaced persons, other than the compensation for the direct loss of land and property. Hence, Act 2017 does not comply with AIIB ESS2. The RP provides the eligibility and entitlement for the relocation of the displaced persons in the form of relocation assistance, which includes shifting allowances, right to salvage materials, and additional transitional assistance for the loss of business and employment.	residential purposes hence no person will be displaced physically due to project implementation.
10.	Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.	The Act 2017 does not have this provision.	The Act 2017 is not consistent with the requirements of AIIB's ESS2. This is a major difference in the national law/policy compared to that of AIIB. The Act 2017 only takes into consideration the legal titleholders and ignores the non-titleholders. The objective of the project is to ensure that compensation and assistance is provided to all displaced persons, whether physically displaced or economically displaced, irrespective of their legal status of land on which the structure is built. The end of the census survey will be considered to be the cutoff date, and displaced persons listed before the cutoff-date will be eligible for assistance.	Persons without titles to land or any recognizable legal rights to land will not be affected due to project implementation. Hence, this provision is not applicable.
11.	Disclose the resettlement plan,	The Act 2017 only ensures the initial	There is no requirement under the Act, of	This RP along with the necessary eligibility and

SN	AIB ESS2	Acquisition and Requisition of Immovable Property Act, 2017	Gaps Between Act 2017 and AIB's ESS2 and Actions to Bridge the Gap	Measures taken by the project
	including documentation of the consultation in an accessible place and a form and languages understandable to affected persons and other stakeholders.	notification for the acquisition of a particular property	disclosure of the RAP, whereas the AIB's ESS2 requires disclosure.	entitlement will be disclosed to all aPs in the local language (Bangla), Union Parishad, AC Land Offices, and concerned government offices, and will also be disclosed on the websites of PGCB and AIB.
12.	Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits.	The Act 2017 has a provision to include all the costs related to land acquisition and compensation of legal property and assets. However, it does not take into account the costs related to other assistance and involuntary resettlement.	The Act 2017 partially meets the requirement of AIB ESS2 as it only deals with the compensation pertaining to land acquisition. The resettlement framework provides the eligibility to both titleholders and non-title holders with compensation and various kinds of assistance as part of the resettlement packages, and the entire cost will be the part of the project cost.	The RP provides the eligibility to titleholders with compensation and various kinds of assistance as part of the resettlement packages, and the entire cost will be the part of the project cost.
13.	Pay compensation and provide other resettlement entitlements before physical or economic displacement.	The Act 2017 has the provision that all the compensation will be paid prior to possession of the acquired land by IA.	The Act 2017 meets the requirement of AIB ESS2.	The RP also ensures to pay compensation and provide other resettlement entitlements before physical or economic displacement.
14.	Monitor and assess resettlement outcomes, and their impacts on the standards of living of displaced persons.	This is not so clearly defined in the Act 2017.	The Act 2017 does not comply with AIB ESS2 .	The RP has a detailed provision for a monitoring system within the executing agency. The executing agency will be responsible for proper monitoring of the resettlement plan implementation, and the internal monitoring will also be verified by an external monitoring consultant.

5.8 Eligibility and Cut-Off-Dates

Eligibility to receive compensation will be limited by "cut-off" date. As there is no non-title holder in this project, there will be one cut-off date in this Project. The cut-off date is for titled owners only to

be notified by the Deputy Commissioner under Section 4 of the LA Act 2017 informing the landowners in the Project affected land. This will be done once when Land Acquisition Plans (LAPs) are submitted by IA to concerned DC.

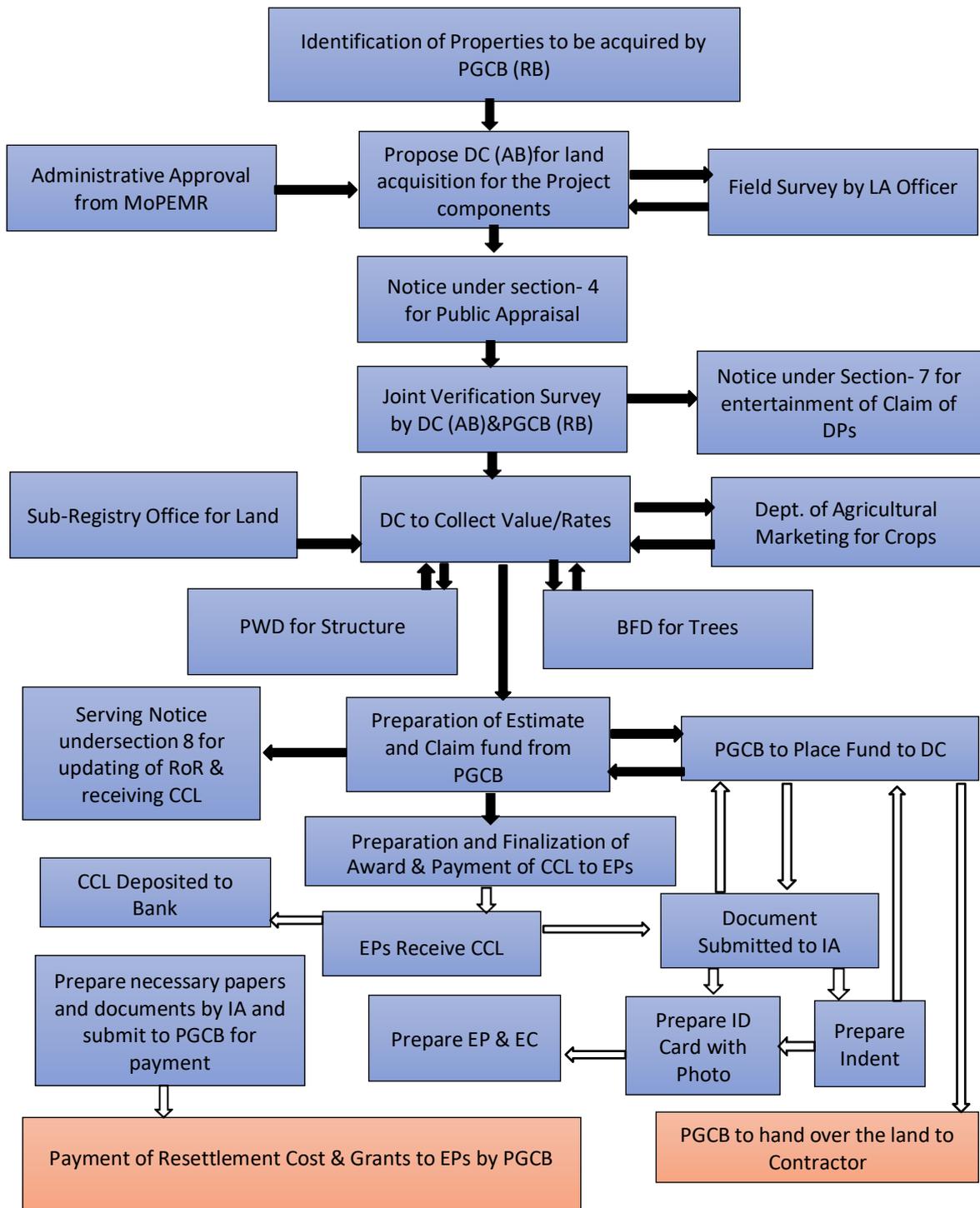
5.9 Compensation Payment Procedure

PGCB will ensure that the properties (land and non-structure assets), which will be displaced by the Project will be compensated at their full replacement cost determined by the Property Valuation Advisory Committee (PVAC) as per the RP. The modalities for payment of compensation and other assistance for assets, incomes and livelihoods, resettlement assistance for substituting and restoration of loss of income and workdays by the relocated households are explained below:

5.9.1 Procedure of Land Acquisition and Compensation Payment to Titled ePs

The PGCB, Requiring Body (RB), produces land acquisition proposal to Deputy Commissioner (DC), Acquiring Body (AB), with Administrative Approval from the Ministry of Power, Energy & Mineral Resources (MoPEMR) on the acquisition. Upon approval of the LAP from the Ministry of Land (MoL) or from the Divisional Commissioner, DC serves notice (under section 4) to the recorded owner of the affected property for public appraisal. DC and the IA conduct joint verification of the affected properties. DC collects prices of land, structures, trees, crops from Sub-register office, Bangladesh Forest Department (BFD), Department of Agriculture Marketing (DAM), respectively for valuation as per Government rules. Upon placement of fund by PGCB, the DC serves notice (under section 8) to the titled aPs for receiving cash compensation under law (CCL). The detailed process of compensation payment is presented in figure below.

Figure 5.1: Process of compensation payment



5.10 Involuntary Resettlement Standards Applicable to the Project

Based on the national regulatory framework and the AIIB’s Involuntary Resettlement ESS 2, the project implementation will be guided by the following safeguards principles.

- Adverse impacts arising from project design, planning and implementation including involuntary resettlement would be avoided, minimized and mitigated by exploring design alternatives.

- Project related information including entitlements to affected persons will be disclosed in a timely manner and will be made available in places easily accessible to them and in local languages.
- Consultations will be carried out with the affected persons and their communities to elicit their views and suggestions on project design and implementation procedures, and to ensure their participation in project planning, implementation and monitoring.
- Permanent and temporary loss of crops, standing trees and commercial trees due to project constructions will be compensated at replacement cost as determined by the Property Assessment and Valuation Committee (PAVC) to be established by the Implementing Agency.
- Civil construction works will be scheduled for off-farming seasons to minimize adverse impacts on crops and cultivations. If unavoidable, affected persons will be compensated at replacement cost for their loss of production and incomes.
- Vulnerable persons/households and persons significantly affected by land acquisitions will be provided with special assistance as per the entitlement matrix of the resettlement plan.
- All entitlements and compensation will be paid to the affected persons prior to the commencement of the civil construction work.
- Livelihoods and incomes of all displaced persons will be restored and improved.
- Affected households will be eligible for compensation, irrespective of tenure status, social or economic standing, and any such factors that discriminate against achievement of the resettlement objectives. Lack of legal rights to lost assets, tenure, social or economic status will not bar the affected households from entitlement to compensation and assistance.
- A grievance redress mechanism will be established at different levels from construction sites to the executing agency level to receive and resolve any grievances from affected persons, and to be resolved within a reasonable time frame.
- Contractual agreements with construction companies will ensure that contractors adopt adequate safety measures, and avoid accidents and disturbances causing from noise, dust, access restrictions etc. A resettlement plan will be developed incorporating affected persons entitlements, compensation procedures, plans for livelihood and income restoration and improvement, grievance redress mechanisms, etc. will be disclosed in an accessible place and in a form and language(s) understandable to the affected persons and other stakeholders.
- Compliance with the safeguards policies and principles by the executing agency and the outcomes and impacts of resettlement will be monitored both internally and externally.

Entitlement Matrix

An Entitlement Matrix is prepared on the basis of information (on properties affected within the Project RoW) derived from the AC land office in the upazilas concerned under the Project area following ARIPA 2017 and AIB Policy Involuntary Resettlement (ESS2). Compensation for loss of agricultural land for tower footings will be paid as per Electricity Rules 2020. The Entitlement Matrix identifies the categories of impact and shows the entitlements for each type of loss. The matrix describes the units of entitlements for compensating the loss of land and crops.

Table 6.1: Eligibility and Entitlement Matrix

Persons Entitled	Entitlements	Application Guidelines	Responsibility
Loss Item 1: Loss of Agricultural Land for Ss			
<ul style="list-style-type: none"> Legal owner(s), as determined by DC Co-sharers of the acquired land, as determined by DC 	<ul style="list-style-type: none"> Cash Compensation under Law (CCL), which includes 200% premium; Compensation for standing crops; Other compensation and benefits as per LA law 	<ul style="list-style-type: none"> Market prices of land determined by the DC. Two months' advance notice to be issued in time to harvest standing crops. 	<ul style="list-style-type: none"> PIU/IA is responsible for overall execution and coordination; DC will pay CCL to all legal owners; PIU/IA to inform PAPs of RP policies, assist in up-dating records.
Loss Item 2: Loss of Agricultural Land for tower footings			
<ul style="list-style-type: none"> Legal owner(s), as determined by AC Land and INGO 	<ul style="list-style-type: none"> one-time Cash compensation to the legal landowners and compensation for damaged crops 	<ul style="list-style-type: none"> Market prices of land determined by the AC Land 	<ul style="list-style-type: none"> INGO will pay the compensation; PIU/IA is responsible for overall execution and coordination
Loss Item 3: Loss of Agricultural Land (Additional grant/resettlement benefits)			
<ul style="list-style-type: none"> Legal owner(s), as determined by DC Co-sharers/ to be determined by title deeds/records by DCs. 	<ul style="list-style-type: none"> Top-up payment on CCL to reach Replacement Cost, where applicable; Rental allowance for vested non- resident (VNR) property (without lease) equivalent to DC's rate fixed for legally leased VNR. 	<ul style="list-style-type: none"> Market prices of land determined by the DC. Two months' advance notice to be issued in time to harvest standing crops. Estimated market value at harvest, to be determined by DC Advance notice to be issued in time to harvest the standing crops. 	<ul style="list-style-type: none"> PIU/IA is responsible for overall execution and coordination; DC will pay CCL to all legal owners; and those with the legal evidence of interest in the lands; PIU/IA will determine Replacement Cost with assistance from the project's Property Assessment and Valuation Committee and the RP Implementing Agency.
Loss Item 4: Loss of Standing Crops			
<ul style="list-style-type: none"> Cultivator (person who planted the crop) whether owner, lease holder, tenant, sharecropper, etc. 	<ul style="list-style-type: none"> Compensation for standing crops @ BDT 1000/decimal for two seasons. Cultivator will retain the crops and plants. 	<ul style="list-style-type: none"> Estimated market value at harvest, to be determined by DC Advance notice to be issued in time to harvest 	<ul style="list-style-type: none"> DC will determine market price of crops with assistance from Department of Agricultural Marketing at district level.

Persons Entitled	Entitlements	Application Guidelines	Responsibility
		the standing crops.	
Loss Item 5: Loss of Standing Crops (Additional grant/resettlement benefits)			
<ul style="list-style-type: none"> Cultivator whether owner, lease holder, tenant, sharecropper, etc. (formal or informal arrangements) identified by PVAC. 	<ul style="list-style-type: none"> Top-up payment (if any) on DC's CCL for legal owner and market price of crops planted on government land by local people Cultivator will retain the crops. 	<ul style="list-style-type: none"> Estimated market value at harvest, to be determined by PVAC. Advance notice to be issued in time to harvest the standing crops. 	<ul style="list-style-type: none"> PIU/IA
Loss Item 6: Loss of Trees with Title to Land and Owner of Trees on Public Land or Lessees			
<ul style="list-style-type: none"> Legal owner/title holders as identified by DC. Socially recognized Owners of trees grown on public or other land, as identified by census Owners of trees such as Forest Department, Zila Parishad, Society, Union Parishad, Lessee on public land. 	<ul style="list-style-type: none"> Timber trees and bamboos: CCL by DC for those with title to land and difference between CCL and RV as determined by PVAC. For fruit trees: CCL by DC for those with title to land and difference between CCL and RV as determined by PVAC. Compensation for fruits @30% of the timber value OR Timber trees and bamboos: Compensation for lost trees as per DOF rates to be determined by PVAC at RV for those without title to land. For fruit trees: compensation for lost trees as per DOF rates to be determined by PVAC at RV for those without title to land. Compensation for fruits @30% of the timber value Owner of trees (in both cases) will be allowed to fell and take the trees free of cost within stipulated time given by PGCB 	<ul style="list-style-type: none"> Applicable to all trees and plants located on sub-stations and transmission route at cut-off dates. 	<ul style="list-style-type: none"> DC will determine market price of trees with assistance from Department of Forest at district level and enhance it by 200% to fix compensation under law (CCL)
Loss Item 7: Loss of Income (Wage Earners in Agricultural)			
<ul style="list-style-type: none"> Regular employees/wage earners affected by the acquisition as identified by census. 	<ul style="list-style-type: none"> Cash grant of BDT 30,000.00 (equivalent to 3 months average income). 	<ul style="list-style-type: none"> EP must have been an employee of land owner in the acquired lands for at least twelve months, as identified by 	<ul style="list-style-type: none"> Primary eligibility to be based on employees/wage earners identified by census and/or Joint Verification. Further claims and grievances, if any, will be settled by the

Persons Entitled	Entitlements	Application Guidelines	Responsibility
		Joint Verification and/or census.	grievance redress committee.
Loss Item 8: Assistance to Vulnerable Households			
<ul style="list-style-type: none"> Households under the Poverty level and whose head of household are elderly, disabled and very poor. 	<ul style="list-style-type: none"> BDT 10,000.00 as one-time grant in addition to other compensations. 	<ul style="list-style-type: none"> The ePs will be identified as per the census and income and livelihood support will be provided by PGCB with assistance from IA 	<ul style="list-style-type: none"> PGCB with assistance from RP implementing NGO
Loss Item 9: Compensation for Livelihood loss of fishing activities			
<ul style="list-style-type: none"> Fish farmers who will loss the production temporarily due to laying the transmission lines. 	<ul style="list-style-type: none"> BDT 200,000.00 per metric ton as one-time grant as compensations for temporary loss 	<ul style="list-style-type: none"> The affected farmers will be identified as per the census during construction phase of the project 	<ul style="list-style-type: none"> PGCB with assistance from RP implementing NGO
Loss Item 10: Additional Assistance to Poor Female-Headed Households			
<ul style="list-style-type: none"> Households headed by women and under the poverty level. 	<ul style="list-style-type: none"> BDT 10,000.00 as one-time grant in addition to other compensations. 	<ul style="list-style-type: none"> The ePs will be identified as per the census and income and livelihood support will be provided by PGCB with assistance from IA 	<ul style="list-style-type: none"> PGCB with assistance from RP implementing NGO
Loss Item 11: Temporary Impact during Construction			
<ul style="list-style-type: none"> Households/persons and/ or community affected by construction impacts 	<ul style="list-style-type: none"> The contractor shall bear the cost of any impact on structure or land or crops due to movement of machinery and in connection with collection and transportation of borrow materials. All temporary use of lands outside proposed substations to be through written approval of the land owner Land will be returned to owner rehabilitated to original preferably better standard. 	<ul style="list-style-type: none"> The temporary Impacts will be identified through special survey by PGCB as per request from impacted population. The entitlements will be approved by PGCB as per the entitlement matrix policy 	<ul style="list-style-type: none"> PIU/RP implementing NGO/Contractor

Grievance Redress Mechanisms

7.1 Guideline on Grievances Mechanism

The Project Proponent would establish a procedure to deal with and resolve any queries as well as address complaints and grievances about any irregularities. In this regard, a policy and/or guideline will be prepared and adopted for assessing and mitigating potential social and environmental impacts through grievance redress mechanism (GRM) following the guideline of ESS2. The GRM will deal with complaints and grievances related to both social/resettlement and environmental issues of the Project. Grievance Redress Committees (GRC) will be formed to receive and resolve complaints as well as grievances from aggrieved persons from the local stakeholders including the Project-affected persons. Based on consensus, the procedure will help resolving issues/conflicts amicably and quickly, saving the aggrieved persons from having to resort to expensive, time-consuming legal actions. The procedure will, however, not prevent a person's right to go to the courts of law. The GRCs will be established through a gazette notification from the Ministry of Power, Energy and Mineral Resources (MoPEMR); therefore, the GRC will be a legally constituted body.

7.2 Composition of GRC

The Grievance Redress Committee (GRC) will be established for Anwara, Cox's Bazar and Teknaf SSS and centrally at the Project level to receive and settle grievances from the affected persons and other local stakeholders. The two-tier GRM will be composed of local GRCs (LGRC) at the union/municipal level, the first tier, and Project GRC (PGRC) at the central level, the second tier. Most of the grievances will be resolved at the local-level GRC, but those cases that cannot be resolved at the local level will be forwarded to PGRC. The local level GRC will be constituted with representation of the local UP Chairman and affected people ensuring women's representation, if available. The Project-level GRC will be constituted with representation from the Project Implementation Unit (PIU), Implementing Agency (IA) and one independent person from the civil society having knowledge about land acquisition law of Bangladesh and involuntary resettlement.

7.2.1 Local Level GRC (LGRC)

The following GRC composition is proposed for the local level GRC (LGRC) with representations from Project Proponent, RP Implementing NGO, local elected officials and representatives of affected people including women in the Project area to ensure a participatory process and to allow voices of the affected communities in the grievance procedures.

1. Executive Engineer, PGCB: Convener
2. Representative of INGO (Non-voting): Member-Secretary
3. Chairman of Union Perished (UP) concerned: Member
4. Female member of ward of the UP concerned: Member
5. Retired teacher from the union concerned: Member
6. Representative of PAPs: Member

One (1) representative of PAPs (based on the recommendation of IA and approved by the Convener) will be a member of the LGRC. The Member-Secretary of LGRC will be available and accessible to APs to address concerns and grievances. Post evaluation of some past projects indicate that GRCs have worked well and were successful in resolving disputes in a participatory manner ensuring fairness in the decision-making process. Unresolved cases will be forwarded to the Project-level GRC (PGRC). The LGRC is empowered to take a decision, which is bound upon the Project Proponent. But it requires the approval of the Project Director for implementation of the decisions.

7.2.2 Terms of Reference for Local GRC (LGRC)

The scopes of work and the Terms of Reference (ToR) for LGRC are:

- i. The LGRC shall review, consider and resolve grievances related to social/resettlement and environmental mitigations during implementation of the Project.
- ii. Any grievances presented to the LGRC, should ideally be resolved on the first day of hearing or within a period of four weeks except for complicated issues requiring additional investigations. Grievances of indirectly affected persons and/or persons affected during project implementation due to social or environmental problems will also be reviewed by LGRC.
- iii. The LGRC will not engage in any review of the legal standing of an “awardee” other than in the distribution of shares of acquired property among the legal owners and associated compensation or entitlement issues.
- iv. LGRC decisions should ideally be arrived at through consensus, failing which resolution will be based on majority vote. Any decision made by the LGRC must be within the purview of RP policy framework and entitlements.
- v. The LGRC will not deal with any matters pending in the court of law.
- vi. A minimum three (3) members (in addition to the Member Secretary) shall form the quorum for the meeting of the LGRC to proceed.

LGRC meetings will be held in the convener’s office in the Project area or other location(s) as agreed by the aggrieved persons. If needed, LGRC members may undertake field visits to verify and review the issues at dispute, including titles/shares, left-out cases during Joint Verification Survey (JVS) or other relevant matters. Other than disputes relating to ownership right under the court of law, GRC will review grievances involving all resettlement benefits, relocation and other assistance. However, the major grievances that might require mitigations include:

- APs not enlisted;
- Losses not identified correctly;
- Compensation/assistance not as per entitlement matrix;
- Dispute about ownership;
- Delay in disbursement of compensation/assistance;
- Improper distribution of compensation/assistance in case of joint ownership;
- Incorrect name in the award book of DC.

7.2.3 Project-level GRC (PGRC)

The Project-level GRC will review all unresolved cases involving social and environmental issues. The Project Director heads the Project-level GRC. The composition of the PGRC will be as follows:

- Project Director, Project Implement Unit, PGCB: Chairperson
- Team Leader of IA: Member Secretary
- Representative of Civil Society: Member

The Member-Secretary in the PGRC will provide necessary knowledge and information regarding relevant standard policies and international protocols. He/she will also set examples of resolving such grievances from other development projects in Bangladesh. The PGRC should establish fairness and transparency in the resolution of grievances by project-affected persons. In case of technical or environmental issues as well as any legal matters, the Team Leader of the IA will advise the PGRC. In specific cases, environmental and social development specialists of Environment and Social Unit (ESU) or external legal advisors may be consulted, if required.

7.2.4 ToR for Project Level GRC (PGRC)

The scope of work and the Terms of Reference (ToR) for PGRC are:

- i. Review, consider and settle unresolved grievances forwarded by LGRCs related to

- social/resettlement and environmental issues.
- ii. Any grievances presented to the PGRC should ideally be resolved within 4 (four) weeks from the date of receiving the complaints from LGRC.
 - iii. In case of complicated cases, the PGRC Members can request additional information or carry out field level verifications.
 - iv. Resolutions should be based on consensus among Members, failing which the decision may be taken on majority vote.
 - v. Any decision made by the PGRC must be within the purview of RP policy and entitlements.
 - vi. The PGRC will not deal with any matters pending in the court of law.
 - vii. All three (3) Members are required to form the quorum for the meeting of the PGRC.

7.3 Grievance Resolution Process

The RP implementing NGO will keep a close liaison with the affected people and discuss any type of issues, observation, complaints at focus group discussion (FGD) meetings on a weekly or fortnightly basis. Most of the issues will hopefully be settled in the focus group meeting but some issues requiring formal hearing and resolution will be brought to the Grievance Redress Committee (GRC) for resolution in form of a formal complaint. All complaints will have to be received at the local (Union) level GRC (LGRC) and resolved within a certain period (maximum four weeks from the date of lodging the complaints) as per circular of the MoPEMR (gazette notification). The grievance resolution process will be facilitated by the RP implementing agency (IA) being the Member Secretary of the committee. It will review and sort the cases in terms of nature of grievance, urgency of resolution and schedule hearings in consultation with the Convener. If any case is found beyond the purview of the GRC (as per ToR) and related to land ownership, categorization of land, they are to be settled under arbitration. The GRC will request the aggrieved person to apply to the Deputy Commissioner (DC) for resolution or the GRC may refer such issues to the DC office for consideration. All cases will be heard at LGRC within four weeks from the date of receiving the complaints.

If the resolution attempt at the local level fails, the LGRC will refer the complaint with the minutes of the hearings to the PGRC. In case of failure at PGRC, the complaint with the minutes of the hearings of PGRC will be sent to the Project Director at PIU for further review. The Project Director will assign the Environment and Social Unit (ESU) under the PIU to review the grievance cases and to assist the Project Director in making decision. The ESU, headed by Superintending Engineer and Chief Safeguards Officer (CSO), will review the case records, pay field visits for cross-examination, and consult the LGRC Members and aggrieved persons, if required. The cases are to be resolved at PGRC within five weeks from the date of receiving the file from the LGRC. If a decision at this level is found unacceptable by the aggrieved person(s), he/she may go to court of law for verdict. Aggrieved persons are always allowed to go to court of law for settlement of any unresolved issues. A decision agreed with the aggrieved person(s) at any level of hearing will need to be approved by the Project Director before making any payment based on the GRC's decision.

Resettlement Costs and Budget

8.1 Introduction

The total estimated budget for implementation of the Resettlement Plan is BDT. 1,375.40 million (USD 16.21 million) which is shown in the table below. The area selected for construction of the 3 sub-stations in Anwara, Cox's Bazar Sadar and Teknaf comprises of agricultural land only as per the record documents of the Tehsil office and Census 2020. Another area selected for construction of the sub-stations in Bangabandhu hi-tech park is water body and barren land and it is owned by Bangladesh Hi-tech Park Authority which is a government land. Bangabandhu hi-tech park will transfer land to PGCB, so this land value has not considered in resettlement budget. Resettlement costs and budget, therefore, covers compensation on affected agricultural land, trees, crops and additional assistance for loss of income and vulnerabilities. The costs for land acquisition for the Project are estimated at current market price for the year 2020 and for loss of trees, crops and additional assistance for loss of income and vulnerabilities as per the resettlement policy framework. This budget is an indicative outlay where the information of the affected land is collected from local land office as per Dag/JL/Sheet no. and estimate of trees, crops and other assistance has been developed as per Census and tree inventory.

These costs will be updated and adjusted once the land acquisition boundaries will be finalized, and the Government approves a price of land, trees and crops based on recommendations of PVAC for replacement cost prior to implementation. Replacement cost of land and other assets will be updated annually if the PVAC at the district level justifies the same at the time of dispossession for any considerable price escalation. During the implementation period, the responsible consultant/NGO/PGCB will be liable to update the budget according to the actual route survey/ check survey. There is also a budget allocation for RP implementation and a 10% contingency over the total budget to meet unforeseen expenditures. Therefore, this RP budget will remain as a dynamic process for cost estimate during implementation.

8.2 Summary Land Acquisition and Resettlement Budget

This budget includes compensation for land as well as trees, standing crops along with other resettlement benefits i.e., additional assistance, assistance for loss of wage income; one-time special grants and special assistance to women-headed and vulnerable households. Provision of contingency costs (10%) has also been calculated and incorporated in this budget. In addition to that additional 30% of mauza rate of land has been considered as the land will be acquired after two to three years from now. The RP budget further includes Grievance Redress, External Monitoring and Administrative Cost. The land acquisition and resettlement fund will be provided by the IA (i.e., PGCB).

Table 8.1: Summary resettlement budget for the project

	Category of Losses	Total Qty.	TLs	LIOs	UG/ OH	Sub-stations	Total (Tk) (million)	Total in USD (million)
A	Compensation for Land To be Acquired for Substations and Tower Footings							
1	Compensation for land acquisition (acre) for SSs	35.00	-	-	-	35.00	567.09	6.69
2	Compensation for tower footings (acre)	32.75	32.43	0.32	-	-	314.9	3.71
	Sub-Total (A)	67.75	32.43	0.32	-	35.00	881.95	10.4
B	Crop Compensations {Other Resettlement Benefits (SSs and Tower Footings)}							

	Category of Losses	Total Qty.	TLs	LIOs	UG/OH	Sub-stations	Total (Tk) (million)	Total in USD (million)
1	One-time cash grant of Tk. 100000/Acre for affecting the standing crops for substations	35.00	-	-	-	35	3.50	0.04
2	One-time cash grant of Tk 100000/Acre for affecting the standing crops for Tower Footings	18.07	17.90	0.17	-	-	1.81	0.02
	Sub-Total (B)	53.07	17.90	0.17	-	35.00	5.31	0.06
C	Compensation for Standing Trees (RoW of TLs)							
1	Fruit Trees	2,871	2,547	319	-	5	20.39	0.24
2	Timber/Wood Trees	20,524	20,321	197	-	6	273.97	3.23
3	Medicinal Trees	34	34	-	-	-	0.29	0.003
4	Bamboo	207	207	-	-	-	0.05	0.00
	Sub-Total (C)	23,636	23,109	516	-	11	294.70	3.48
D	Resettlement Benefits for Fruit Bearing Trees (RoW of TLs)							
1	Resettlement Benefits for fruit bearing trees @ 30% of timber value for each grown up fruit trees	2,871	2,547	319	-	5	6.12	0.07
	Sub-Total (D)	2,871	2,547	319	-	5	6.12	0.072
E	Livelihood, Vulnerable and Severity Allowances							
1	Onetime grant of Tk. 10000 per female headed household living below the official poverty line	3	-	-	-	3	0.03	0.0004
2	Onetime grant of Tk. 10000 per male headed household living below the official poverty line	1	-	-	-	1	0.01	0.0001
3	Onetime grant of Tk. 10000 per household headed by elderly over 70 years	14	-	-	-	14	0.14	0.0017
4	Grant for loss of regular wage income for labours and employees (Tk.30,000 per person)	69	-	-	-	69	2.07	0.0245
5	Compensation for Livelihood loss of fishing activities (unit in MT)	15.50	-	-	-	15.50	3.10	0.0245
	Sub-Total (E)	102.50	-	-	-	102.50	5.35	0.0512
	Total (A to E)						1,193.43	14.06
F	Administrative cost (fees charged by DC for the land acquisition) (@7.5% of land price)						42.53	0.50
G	Administrative cost @ 2% for compensation of Tower Footings						6.01	0.07
H	Engagement of INGO						20.00	0.24

I	External Monitoring Consultant (Social & Environment)						3.00	0.04
	Total						1,264.97	14.91
	Contingency 10% of the Total Cost						126.49	1.49
	Grand Total						1,391.46	16.4
<p>**During the implementation period, the responsible consultant/NGO/PGCB will be liable to update the budget according to the actual route survey/ check survey. The route has been changed only for the part of the Chunati Wildlife Sanctuary area and the current revised route is going through Government owned/ fallow land. For this reason, AP(s) remain almost unchanged in regard to land and crop compensation and others.</p>								

8.3 Assessment of Unit Value for Compensation

The cost is estimated on the basis of inventory of losses identified through census and property valuation/market surveys. Replacement cost of land, trees and crops is calculated using the market rates. For compensation of land due to construction of towers we have considered collected Mauza rate of substations area and added 30% additional amount as the towers will be constructed in different types of land. The Property Valuation Advisory Committee will confirm the rates by types of land and location during the RP implementation. The costs for other assistance are consistent with the entitlement matrix. Details of the compensation cost estimation are presented sequentially below.

8.4 Replacement and Compensation Value of Land

The replacement cost of land of substations and compensation of land for tower construction is presented in table below. For sub-stations, Mauza rate has been considered where the sub-stations will be constructed and for transmission towers, average Mauza rate has been considered of upazilas which are in RoW under the project. In addition, additional 30% cost has been considered with average Mauza rate. This compensation will be paid to landowner or sharecroppers. The total estimated amount for land compensation is about BDT 881.95 million (USD 10.4 million).

Table 8.2: Compensation of land for Substations and transmission towers

SN	Category of loss	Unit (acre)	Rate in Tk Per acre	30% more on present Mauza Rate	Including 200% premium per acre	Total (Tk)	Provisions to fill compensation gaps	Estimated cost (in Tk.)
For Sub-stations								
1	230/132/33 kV Anwara Indoor GIS	20	2,929,600	3,808,480	11,425,440	228,508,800	-	228,508,800
2	132/33 kV Cox Bazar Indoor GIS	10	7,347,600	9,551,880	28,655,640	286,556,400	-	286,556,400
3	132/33kV Teknaf Indoor GIS	5	2,668,000	3,468,400	10,405,200	52,026,000	-	52,026,000
	Sub-total (Land Acquisition)	35						567,091,200
For Transmission Towers								
1	Anwara-Cox's Bazar (N) 230 kV double circuit line	23.3	6,713,444	8,727,478	-	203,350,219	-	203,350,219
2	Cox's Bazar to Teknaf 132 kV double circuit TL	7.41	3,702,400	4,813,120	-	35,680,381	-	35,680,381
3	LILO of Dohazari-Cox's Bazar 132 kV four circuit TL	0.32	10,772,517	14,004,272	-	4,498,683	-	4,498,683
4	Existing Kaliakair SS to Bangabandhu Hi-Tech City 230kV double circuit TL	1.72	31,833,233	41,383,203	-	71,326,325	-	71,326,325
	Sub-total (Compensation as per Electricity Rules 2020)	32.75						314,855,608
	Total							881,946,808

8.5 Compensation for Crops in Sub-station areas

The budget for compensation of standing crops due to construction of sub-stations has been estimated based on a fixed rate for total crop land. Compensation for standing crops is calculated considering the market value of standing crops as BDT 1000/decimal, i.e., BDT. 100,000/acre. The standing crops values of the Project areas are presented in table 8.5. The total estimated amount for crop compensation is BDT 3.5 million.

Table 8.3: Estimated amount of compensation for crops

SN	Loss Item	Unit	Rate	Estimated cost (in Tk)
1.	230/132/33 kV Anwara Indoor GIS	20	100,000	2,000,000
2.	132/33 kV Cox Bazaar Indoor GIS	10	100,000	1,000,000
3.	132/33kV Teknaf Indoor GIS	5	100,000	500,000
	Total	35		3,500,000

8.6 Compensation for Crops due to transmission towers

The budget for compensation of standing crops due to construction of angle points and suspension towers has been estimated based on a fixed rate for total crop land. Compensation for standing crops is calculated considering the market value of standing crops as BDT 1000/decimal, i.e., BDT. 100,000/acre. The standing crops values of the Project areas are presented in Table 8.4. The total estimated amount for crop compensation is BDT.1.806 million.

Table 8.4: Estimated amount of compensation for crops affected by transmission lines and towers

SL	Loss Item	Unit (acre)	Rate (in Tk)	Estimated cost (in Tk)
1	Overtime cash grant of Tk 100,000/Acre for affected standing crops within the RoW of the transmission lines	18.0696	100,000	1,806,955
	Total	18.0696		1,806,955

8.7 Compensation for Trees

The compensation values of trees on private and Government lands in the Project are presented in the table below. Compensation for affected trees has been considered for trees having height 5m and above. The estimated amounts for compensation trees on private land and Government land is BDT. 294.70 million.

Table 8.5: Compensation for affected trees

SN	Loss Item	Unit (in nos)	Rate per Unit (Tk)	Estimated Cost (Tk)
A	Compensation for Trees to be Affected by Transmission Lines including LILO			
A1	Fruit Bearing			
1	(> 10 m height)	575	12,322	7,085,150
2	(5-10 m height)	2,291	5,787	13,258,017
	Sub-total	2,866		20,343,167
A2	Non-Fruit Bearing (Timber)			
1	(> 10 m height)	10,810	17,865	193,120,650
2	(5-10 m height)	9,708	8,322	80,789,976
	Sub-total	20,518		273,910,626
A3	Medicinal			
1	(> 10 m height)	-	-	-
2	(5-10 m height)	34	8,627	293,318

SN	Loss Item	Unit (in nos)	Rate per Unit (Tk)	Estimated Cost (Tk)
	Sub-total	34		293,318
A4	Bamboo			
	5-10 m height	207	240	49,680
	Total (A)	23,625		294,596,791
B	Compensation for Trees on land to be Acquired for sub-stations			
B1	Fruit Bearing			
1	(> 10 m height)	2	12,322	24,644
2	(5-10 m height)	3	5,787	17,361
	Sub-total	5		42,005
B2	Non-Fruit Bearing (Timber)			
1	(> 10 m height)	2	17,865	35,730
2	(5-10 m height)	2	8,322	16,644
3	>5 m height	2	4,020	8,040
	Sub-total	6		60,414
	Total (B)	11		102,419
C	Compensation for Trees Affected by Transmission Lines and Land Acquisitions for sub-stations (A+B)			
C1	Fruit Bearing			
1	(> 10 m height)	577	12,322	7,109,794
2	(5-10 m height)	2,294	5,787	13,275,378
	Sub-total	2,871		20,385,172
C2	Non-Fruit Bearing (Timber)			
1	(> 10 m height)	10,812	17,865	193,156,380
2	(5-10 m height)	9,710	8,322	80,806,620
3	>5 m height	2	4,020	8,040
	Sub-total	20,524		273,971,040
C3	Medicinal			
1	(> 10 m height)	-	-	-
2	(5-10 m height)	34	8,627	293,318
	Sub-total	34		293,318
C4	Bamboo			
1	(5-10 m height)	207	240	49,680
	Total ©	23,636		294,699,210

8.8 Additional Compensation for Fruit Bearing Trees

Additional 30% compensation for affected fruit bearing trees on private and Government lands in the Project are presented in table below. Compensation for affected trees has been considered for trees having height 5 m and above. The estimated amounts for compensation of fruit bearing trees on private land and Government land is BDT 6.11 million.

Table 8.6: Other Benefits – Additional 30% compensation for affected fruit bearing trees

SN	Type of Losses	Unit (in nos.)	Rate (in Tk)	Estimated cost 30% (in Tk)
A	Fruit bearing Trees Affected by Transmission Lines			
1	Anwara to Cox Bazaar	870	7,105	1,854,405
2	Dohazari to Cox Bazaar LILO	319	7,105	679,949
3	Teknaf to Cox Bazaar	1,585	7,105	3,378,428
4	Kaliakair to Hi-Tech City	92	7,105	196,098
	Sub-Total (A)	2,866		6,108,879

SN	Type of Losses	Unit (in nos.)	Rate (in Tk)	Estimated cost 30% (in Tk)
B	Total Fruit bearing Trees Affected by Land Acquisitions for Sub-stations			
1	230/132/33 kV Anwara Indoor GIS	5	7,105	10,658
2	132/33 kV Cox Bazaar Indoor GIS	-	-	-
3	132/33kV Teknaf Indoor GIS	-	-	-
4	33kv bay extension	-	-	-
	Sub-Total (B)	5		10,658
	Total (A+B)	2,871		6,119,537

8.9 Other Resettlement Benefits

In accordance with the resettlement and rehabilitation assistance plan all affected households and persons will be compensated with different compensation packages and additional resettlement assistance. The packages have been calculated based on the Census July-September 2020. The total estimated amount for Other Resettlement Benefits is BDT 5.35 million.

Table 8.7: Other Benefits – Special Allowances for Vulnerable and Significantly Affected HHs

SN	Other Resettlement Benefits	Unit (in Nos)	Rate in Tk Per Acre/ sft/ nos	Estimated cost (in Tk)
A	Special allowances for vulnerable households affected by Sub-stations			
1.	Onetime grant of Tk. 10000 per female headed household living below the poverty line	3	10,000	30,000
2.	Onetime grant of Tk. 10000 per male headed household living below the poverty line	1	10,000	10,000
3.	Onetime grant of Tk. 10000 per household headed by elderly over 70 years	14	10,000	140,000
4.	Grant for loss of regular wage income for labours and employees	69	30,000	2,070,000
5.	Compensation for Livelihood loss of fishing activities (unit in MT)	15.5	200,000	3,100,000
		102.50	Total	5,350,000

8.10 Grievance Redress, External Monitoring and Administrative Cost

The following table shows the Grievance Redress, External Monitoring and Administrative Cost of the Project. The total estimated amount for Grievance Redress, External Monitoring and Administrative Cost is BDT 76.54 million.

Table 8.8: Grievance Redress, External Monitoring and Administrative Cost

SL	Loss Item	Total Tk. (in million)	Total USD (in million)
1	Administrative Cost (fees charged by DC for land acquisition) (@7.5% of land rate)	42.53	0.50
2	Administrative cost for TLs @ 2% of RP Cost	6.01	0.07
3	Engagement of INGO	20.00	0.24
4	External Monitoring Consultant (Social & Environment)	3.00	0.04
	Total	71.54	0.84

Institutional Arrangement for Implementation of RP

9.1 Introduction

The Power Grid Company Limited (PGCB), a public company under the Ministry of Power, Energy and Mineral Resource (MoPEMR), is representing the Government of Bangladesh as the Implementing Agency (IA) as well as Executing Agency (EA) of “Southern Chattogram and Kaliakoir Transmission Infrastructure Development Project”. The PGCB is mandated to undertake steps, as per the guidelines of the MoPEMR and advice of the government, to secure required funds both from external and internal sources for implementation of “Southern Chattogram and Kaliakoir Transmission Infrastructure Development Project”. The key stakeholders involved in this Project are mainly PGCB as the IA of the Project, the Deputy Commissioner (DC) of Chattogram, Cox’s Bazar and Gazipur District, the co-financier (AIIB) and the Local Government Institutions (LGIs) concerned. The main tasks and responsibilities of the stakeholders mentioned above are planning, negotiating, consulting, approving, coordinating, implementing, financing, monitoring and evaluating the Project activities including the land acquisition and resettlement services to the affected persons (APs). In the case of land acquisition and compensation payment, the IA (PGCB) along with the selected representatives from the DC Offices concerned, officials of District Forest Departments, officials of RP Implementing NGO and representatives from affected communities including women and members of the vulnerable groups will carry out necessary joint verification of the inventory profile of affected persons (APs) and their assets (land, crops, trees and others) which to be acquired by the Project. The verified loss profile of the APs will be used to finalize the records and documents of the assets for the purpose of compensation payments. During implementation of the Project, an RP implementing Agency (i.e., INGO will be engaged by the IA for implementing the RP, in addition an External Monitoring Consultant) will be deployed for monitoring the implementation activities of the Resettlement Plan (RP) while External Monitoring Agency (EMA) will be deployed for monitoring the implementation activities of the Environmental Management Plan (EMP) and Resettlement Plan (RP).

PGCB as the IA of the Project will establish a Project Implementation Unit (PIU) within the PGCB head office for overall implementation of the Project. The PIU will be headed by a Project Director (PD) of Chief Engineer level. An ‘Environment and Social Unit’ (ESU) will be established under the PIU at the Project level which to be headed by the Superintendent Engineer (Planning). The ESU will be responsible for implementation of the proposed EMP and RP of the Project. The ESU will be comprised of one Manager (Environment & Resettlement), one Assistant Manager (Environment) and one Assistant Manager (Social Development & Resettlement). The PD will ensure the land acquisition for the Project by taking required assistance from the DC of the district. In this regard the ESU under the PIU and the Land Acquisition Offices (LAOs) of respective districts will keep necessary liaison between two offices and ensure smooth land acquisition process as well as compensation payment for the APs.

The PIU will carry out the following broad tasks relating to RP implementation:

- Discharge overall responsibility of planning, management, monitoring and implementation of resettlement and rehabilitation program;
- Ensure availability of budget for all activities;
- Synchronize resettlement activity and engage contractor with construction schedule;

- Supervise, manage and record all AP entitlement payments;
- Coordinate the grievance redress mechanism;
- Monitor the effectiveness of entitlement packages and payment modality;
- Coordinate monitoring of RP implementation including reporting;
- Make necessary budgetary arrangements available in advance for the preparation, updating and implementation of RP;
- Designating/providing on-site support (temporary field officer/ consultant) to be on the ground prior to construction of sub-stations and tower installation to oversee RP implementation.

9.2 Roles and Responsibilities of the Project Management Unit

9.2.1 Role of the Project Director

The Project Director (PD) is responsible for planning and executing necessary entitlement policy, administrative and financial decisions, and actions for effective and timely implementation of the Project as per the GoB and co-financier's guidelines and approved implementation arrangements. The PD may delegate his/her power through the Superintendent Engineer (Planning), head of ESU, for overall management and implementation of the EMP and RP. The PD will appoint and mobilize an experienced RP implementing NGO for designing and implementing the resettlement activities.

9.2.2 Role of the Superintendent Engineer (Planning)

The Superintendent Engineer (SE) (Planning) is the head of the ESU and will be responsible for overall management and implementation of the EMP and RP on behalf of the PD. SE-Planning will carry out the following major specific tasks relating to land acquisition and RP implementation;

- Liaison with district administration to support land acquisition and RP implementation activities including compensation payments;
- Discharge overall responsibility of planning, management, monitoring and implementation of resettlement, specifically compensation payment, to the designated officials of ESU;
- Ensure availability of budget for all planned resettlement activities through the PD, PIU;
- Support PD, PIU to hand over land to the contractor with construction schedule in compliance with RP;
- Support PD, PIU to form necessary committees for RP implementation;
- Support PD, PIU in appointing RP implementing NGO for RP implementation;
- Monitor the activities of RP implementing NGO along with the effectiveness of entitlement packages and payment modality; and
- Report to PD, PIU on monthly and quarterly progress of RP implementation.

9.2.3 Role of Environment & Social Unit (ESU)

The Manager (Environment & Resettlement) will be the in-charge of the land acquisition and resettlement management activities as per the RP. S/he will report to the Superintendent Engineer (Planning) with a copy to the PD, PIU about progress and RP implementation status. S/he will discharge specific responsibility of planning, management, monitoring and implementation of the EMP to the Assistant Manager (Environment) and RP to the Assistant Manager (Resettlement). The Assistant Managers (Environment/ Resettlement) will work in close coordination with the respective field-based offices and resettlement management activities as per the RP. S/he will report to the Superintendent Engineer (Planning) with a copy to the PD, PIU about progress and RP implementation status. S/he will discharge specific responsibility of planning, management, monitoring and implementation of the EMP to the Assistant Manager (Environment) and RP to the

Assistant Manager (Resettlement).

The Assistant Managers (Environment/ Resettlement) will work in close coordination with the respective field-based offices and RP implementing NGO on the day-to-day activities of the EMP and RP implementation. The Assistant Manager (Resettlement) will be responsible for:

- Ensuring proper implementation of RP;
- Ensuring proper land acquisition and RP implementation activities including compensation payments;
- Prepare Terms of Reference (ToR) for IA and other agencies that are to execute specific components of resettlement implementation on behalf of the PIU;
- Preparation of social safeguard requirements for the Project as per agreed framework/guidelines and policies/acts of GoB and AIIB;
- Identifying critical social and resettlement issues, if any, in the Project;
- Closely working with the RP implementing NGO to ensure proactive engagement on social safeguard issues;
- Checking the adequacy and effectiveness of safeguard measures taken, if any; and
- Monitoring and evaluation of monthly/quarterly report by the Manager (Environment & Resettlement) with a copy to SE-Planning and PD, PIU.

9.3 Roles and Responsibilities of Other Agencies involved in Resettlement Process

9.3.1 Role of Deputy Commissioner's Office

The Deputy Commissioner (DC) has a key role to play in 'Land Acquisition (LA)' processes. DC has the legal responsibility of acquiring land and paying compensation directly to the APs as per the Acquisition and Requisition of Immovable Property Act, 2017. Furthermore, DC has access to official records and the Legal/Administrative authority for title of land and eligibility of APs for Cash Compensation under Law (CCL) for land as well as for other assets, covered by the law. The concerned DC would be able to demarcate alluvial-diluvia line (AD Line) to distinguish public areas for construction of the Project interventions. The Implementing Agency (IA) and the RP implementing NGO will work with the representatives of the DC during the Joint Verification of affected properties and the market survey of the properties for ascertaining the current replacement cost before preparing final budget of the total compensation amount payable to the APs. DC would be asked to appoint Special Land Acquisition Officer (SLAO) for the Project (in each of the districts concerned). One officer each on deputation would be assigned in each upazila of the Project area for identification of the owners of the affected properties and processing of the papers for the compensation payment. These officers would be in charge of land records and revenue. The DC offices will receive funds for CCL payment from PGCB and affect payment of CCL to the directly affected persons immediately, following issuance of notice under Section 8.

9.3.2 Role of Implementing Non-Government Organization

A RP implementing NGO will be appointed by the PIU by taking support of the ESU. The NGO will play a key role in the RP implementation. The appointed NGO will set up necessary field offices, carry out information campaign and involve APs including affected households (AHs) headed by women and vulnerable persons in the RP implementation process. The NGO will collect, collate, computerize and process data for correct identification of eligible persons for compensation payment as well as ensuring all resettlement benefits through assessing the entitlement policy framed in the RP. Some of the key roles and responsibilities of the NGO will comprise of the following:

- To take lead responsibility in planning and implementing the resettlement activities following the entitlement matrix mentioned in Chapter 6;
- Closely working with affected community and disseminate information to ensure correct and complete information is available to affected persons and affected households;
- To assist) in land acquisition process and disbursement of compensation (making of ID cards etc.); and
- To ensure gender-based violence (GBV)/implementing gender action plan (GAP) .
- Design and set up necessary computer and software facilities required for preparation of ID cards, automated loss etc. with the help of RP implementing NGO;
- Entitlement and payment files of individual EPs so as to effectively monitor and evaluate RP implementation;
- Ensure that all eligible persons are identified and provided with their respective entitlements (as per to the resettlement policy/package) following the implementation schedule, on time, with minimum hardships;
- Liaise with the DC Office for the timely acquisition of land required and payment of compensation, and ensure that these activities are completed as per the planned schedule;
- Ensure that all APs are informed about their entitlements and provided with ID cards as a proof of their eligibility to the designed resettlement benefits (as per the policy/package);
- Form Grievance Redress Committee (GRC) and ensure their smooth functioning, including disposal of grievances;
- Monitor the effectiveness of entitlement packages and delivery mechanism and, if necessary, propose modifications to the PGCB Management;
- Select and appoint such agencies to implement and monitor progress and take remedial action against slippages;
- Prepare monthly and quarterly progress reports for PD, PIU and PGCB Management;
- Propose establishment of PVAC to determine realistic replacement costs of land, trees and crops and accordingly recommend prices/rates for all types of losses incurred by the APs;
- Update, if required, the Land Market Survey to determine the replacement cost of land in and around the Project area;
- Identify and plan resettlement measures as required for EPs who have already vacated their lands;
- Arrange afforestation programs on PGCB's surplus land, sub-station area with the help of Forest Department, by involving poor and vulnerable APs;
- Negotiate with construction contractors for providing preferential employment to APs in the construction activities;
- Study and monitor unforeseen adverse effects during and after construction and take necessary mitigation measures; and
- Liaise with other Government and non-Government agencies in the country, on matters of mutual interest, related to resettlement.

9.4 Resettlement Management Committees

RP implementation follows a participatory process of work where all primary and secondary stakeholders would play effective roles. Taking representation from the government, the local elected representatives, the community and the affected persons a RP would implement successfully. Selected representatives from appropriate stakeholders are absorbed in various resettlement management committees. Within the implementation framework of the Project a Property Valuation Advisory Committee (PVAC) at the district level would be formed for determination of the replacement cost of land and other assets for compensation. Formation, roles and responsibilities, as well as the mandates of the PVAC is presented below:

9.4.1 Property Valuation Advisory Committee

The Deputy Commissioner (DC) of Project-concerned district and PGCB would conduct a joint on-site verification of affected physical properties on private land proposed for acquisition for the Project. The DC will also assess the market price of the affected land, trees (structures) and crops with data and assistance from the Sub-Registry offices for land, Bangladesh Forest Department (BFD) for trees, and the Department of Agricultural Marketing (DAM) for crops. The DCs would not compensate Project affected households, shops or any other entities located on public land. The non-titled affected persons (sharecropper/lessee) and their income loss will be determined by a Property PVAC established for each district under the Project. The PVAC would be a five-member committee (at each district). The members of the PVAC would be nominated by the department/agency concerned and approved by the Project Director at the PIU, PGCB in Dhaka.

Membership of PVAC

- Assistant Engineer, PGCB (Field Office): Convener
- Representative of the RP Implementing NGO: Member-Secretary
- Representative of the DC office concerned: Member
- Representative of the APs: Member
- Ward Member/Councilor (concerned): Member

The PVAC will verify and cross check the field book of the joint verification survey (JVS) conducted jointly by PGCB and the Deputy Commissioners at the respective Project area. The PVAC will also review and certify the census of affected households and the assets as conducted by the IA/IA. If there is major variation between the census and JVS data (more than 10%) in assessing affected properties, the PVAC would consult the JVS for titled losses and the census for non-titled losses. PVAC would assess the amount and category of the affected property. The replacement cost of the affected property would also be determined by the PVAC based on current market price. The PVAC will design and conduct a property valuation survey (PVS) through observation, public consultation and consulting secondary data to recommend replacement cost of land and determining a market price of crops as well as amount of loss of income at current market price.

In order to ensure collective sharing of responsibilities, PVAC and GRC (detailed description in the Chapter 7) will be formed with representatives of the PGCB, IA, representatives of the LGIs, local elites and affected people through administrative order of the MoPEMR (as the legal authority) through gazette notification.

RP Implementation Schedule

The RP implementation schedule is based on the principle that people affected by land acquisition due to vacating the PGCB and acquired land are paid their legal compensation and due resettlement benefits prior to displacement. In terms of compensation and relocation (if required), the implementation will be synchronized with the construction plan with particular attention to make available land for the award of the contract package. Therefore, implementation of the RP will begin prior to the commencement of construction/engineering works. The key activities in the critical path for a timely implementation of the RP are: (i) securing the RP budget by PGCB; (ii) engagement of the INGO. Other important activities are the publication of the notice for land acquisition in order to launch the process of acquisition as well as setting up the PVAC in order to validate the valuation methodology and budget.

PGCB will initiate some advance actions, such as, the placement of resettlement unit staff for the headquarters and the field offices, formation of PVAC, JVC, GRCs, RACs and hiring of INGO for resettlement implementation, etc. The PIU will provide adequate advance notification to the APs and will pay their due resettlement benefits, after payment of CCL by DC Office, including income restoration/assistance prior to start of construction work. As per the proposal, efforts will be made to complete the RP implementation process in around two (2) years (24 months) after the approval of Final RP excluding a margin of 6 months to redress any unforeseen situations or circumstances that may arise during the implementation. The INGO can be deployed simultaneously with the commencement of land acquisition. Stepwise activities will be followed for implementation of RP. The activities are presented in the implementation schedule. A tentative Implementation Schedule has been included in the table below.

Table 10.1: RP Implementation Schedule

SN	Activity	1 st Year				2 nd Year			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
A	LAND ACQUISITION								
1	Mobilization of INGO								
2	Preparation of LAP and Submission to DCs								
3	Land Acquisition Processing by DCs								
4	Notice U/S 4, Joint Verification, Notice U/S 8								
5	LA Estimate and Fund Placement with DCs								
6	Payment of CCL								
7	Transfer of Land								
B	SOCIAL PREPARATION								
1	Disclosure of RP								
2	NGO assistance to APs for CCL collection								
3	Formation of PVAC/IVC/GRCs/RACs								
4	Identification of EPs/Issuance of ID Cards								
5	Determination of Entitlements								
C	PAYMENT OF COMPENSATION								
1	Coordinate with DC offices on land acquisition								
2	Assist APs in the process of CCL collection								
3	Prepare application for CCL collection for APs								
4	Opening Bank Account by the APs								
5	APs apply and receive CCL								
6	APs approach and receive RV/AG for RV								
D	GRIEVANCE REDRESS								
1	Complaints from aggrieved APs								
2	Review, Approval and Actions								
E	MIS AND MONITORING								
1	Design, Develop and Operate Automated MIS								
2	Internal Monitoring								
3	External Monitoring								

Monitoring, Evaluation and Reporting

11.1 Introduction

Monitoring and Evaluation (M&E) is a process that helps to improve performance and establish RP implementation procedures and achieved results. The goal of Monitoring and Evaluation is to improve current and future management of outputs, outcomes and impact. It is an embedded concept and constitutive part of every project or program design. For Resettlement Plan (RP), Monitoring and Evaluation (M&E) is a tool that helps for ensuring timely and fair delivery of entitlements, and smooth implementation of the full process. The M&E will enable the PIU to get feedback from the field operatives to work out remedial measures to ensure achievement of targets within schedule. The progress of all aspects of land acquisition/ resettlement and income generation procedures will be monitored through the PIU. As it is important to ensure the RP implementation, so the affected people can regain their pre-Project socio-economic condition. In this respect, monitoring process of RP implementation is designed as an important part for overall functioning and project management and provided inputs procedures and outputs will be monitored as per the approved plan and schedule of actions. The objectives of the M&E will enhance the delivery capacity of the PIU and maximize the benefits for the affected people and the host communities. In addition, the evaluation of the process and outcomes will enable IA to identify lapses, procedural weaknesses, policy inadequacies and institutional problem to work out and implement remedial measures to achieve the desired goals and objectives of the Resettlement Plan (RP).

11.2 Monitoring Tasks and Activities

Both internal and external monitoring will be conducted to provide feedback for the IA and to assess the effectiveness of the RP policy and implementation. Internal monitoring will be carried out by the ESU through their field offices and a monthly report on the progress of RP implementation will be prepared at the same time. The services of an external monitoring consultant are required to carry out the evaluation of the RP implementation. The Supervision Consultant/Safeguard Specialist will monitor RP implementation and report on a quarterly basis to the PIU on the progress of resettlement activities covering monitoring activities in three consecutive stages of the process for RP implementation: preparatory stage, relocation stage and rehabilitation stage. The external monitoring consultant would be engaged by IA to submit (i) half-yearly resettlement reports (every six months after the beginning of the resettlement processes) and (ii) Resettlement Completion report (submitted within 30 days of the end of resettlement process). The scope of M&E at these stages will be as follows:

11.2.1 Preparatory Stage

Following issues will be considered:

- Consultation with APs in the preparation of Resettlement Plan and their participation in the implementation process
- Establishment of resettlement unit
- Budget and fund management
- Requirement for further land acquisition
- Information dissemination on payments of entitlement
- The following key issue need to be monitored also during the preparatory phase:

Conducting baseline survey

- ✓ Identification of APs and their numbers
- ✓ Identification of different categories of APs and entitlements of individuals
- ✓ Establishment of inventory of losses
- ✓ Valuation of different assets
- ✓ Fund delivery

- ✓ Information dissemination
- ✓ Institutional capacity assessment
- ✓ Implementation schedule and items of expenditure

11.2.2 Implementation Stage

Monitoring during implementation stage covers such issues as assistance to APs (especially to vulnerable groups) in physically moving to the new sites. Attitude of the host population towards the newcomers and development of community life are the issues considered at this stage. The key issue for monitoring will be:

- Payment of compensation;
- Delivery of entitlement;
- Redressed of complaints;
- Preparation of resettlement site;
- Consultation;
- Relocation as needed;
- APs who do not relocate;
- Payment of resettlement benefit; and
- Income and livelihood restoration assistance.

11.3 Monitoring and Evaluation Indicators

Fulfillment of the RP policy and targets in the implementation process will be monitored through setting up indicators. The vital indicators to be monitored will include the contents of the activities and entitlement matrix. The RP contains a set of indicators for achievement of the objectives under the resettlement program. These indicators shall be assessed for the implementation process, outcomes and impacts as applicable.

Table 11.1: Monitoring and Evaluation indicators

Type	Examples of Indicators
Process Indicators	<ul style="list-style-type: none"> - Consultation and participation programs with various stakeholders on entitlement - Grievance mitigation - Setting up Environment and Social Unit (ESU) - Placement of Project staff - Deployment of implementing agencies - Training of ESU staff - Survey for the identification of APs and non-APs - Household Census, Baseline and Socio-Economic Survey - Placement of funds for land acquisition - Expenditure of implementing agencies - Deployment of Individual consultant for external monitoring - Procedure of determining loss and entitlements - Inventory of losses - Procedure of allocation of resettlement plots - Development of livelihood options and income restoration programs - Disclosure and consultation events - Objection redress procedures in-place and functioning - Public awareness on RP policy and provisions - Cost of compensation collection by APs - Monitoring reports submission
Outcome Indicator	<ul style="list-style-type: none"> - Number of vulnerable households resettled - Number of households compensated and assisted - Number of affected persons purchasing replacement agricultural land - Amount of compensation disbursed

Type	Examples of Indicators
Impact Indicators	- Amount of resettlement benefits disbursed
	- Number of affected persons who purchased replacement agricultural land
	- Number of affected persons who re-established their businesses
	- Number of persons renting land/structures from private owners
	- Average income of affected person
	- Number of affected persons below the poverty line
	- Share of affected households satisfied with resettlement process

11.4 Monitoring Arrangements

11.4.1 Internal Monitoring

Internally, the first two types of indicators related to process and outputs will be monitored by ESU/PIU. Information will be gathered through their field level officers from the Project sites and incorporate them in the form of monthly progress report assessing the progress of RP implementation and the adjustment of the work plan, where necessary, in case of delays or difficulties. The specific activities under RP implementation will be monitored internally by ESU/PIU in the following ways:

- Discussion with the affected persons (with land APs, Non-land APs) on individual entitlements and compensation packages
- Status of land acquisition and payment of land compensation
- Payment for loss of income
- Income restoration activities

11.4.2 External Monitoring

The external monitoring will be carried out on a quarterly basis. Mid-term and final evaluations will also be completed to assess the achievement of the RP objectives based on the impact indicators. The overall aim of external monitoring will be to learn the strategic lessons for future policy formulation and planning. External monitoring will be conducted by IA with the help of an individual monitoring consultant PIU.

- **Individual Monitoring Consultant:** An External Monitoring Consultant having with prior experience in resettlement and rehabilitation on induced displacements and independent of the Project will be engaged to carry out the external M&E and reporting of the implementation of the RP. The Consultant will do six-monthly and final evaluation and recommend necessary changes to the Head of ESU and the PD, PIU for consideration. The scope of external monitoring will cover compliance monitoring and social impact evaluation of RP implementation. The Consultant will cover the following compliance: Compensation and entitlement policies,
- Adequacy of resettlement planning and organizational mechanism for implementing the RP
- Restoration of APs incomes and livelihood
- Settling complaints and grievances and
- Provisions for adequate budgetary support by IA for implementing the RP.

The Consultant will assess if the APs: (i) have been provided with alternative sites for relocation as per their choices; (ii) have re-established their structures; (iii) have re-established their business; and (iii) were extended assistance to restore their incomes from/to pre-project levels. It will also appraise the accounting documents used in recording the payments of compensation to APs by IA. In addition to this, at least once a year, an annual impact evaluation to assess the effectiveness of the work being undertaken and level of results achieved. The Consultant will submit report on quarterly basis to the PIU and the donor (co-financier). The Consultant will be selected by the IA. The Consultant will work as per the Terms of Reference provided by the IA to the Consultant.

External Monitoring Activities: The RP identifies the following activities for the external monitoring:

- Review of internal monitoring procedures and reporting to determine whether the activities are being undertaken in compliance with the RP;
- Review of internal monitoring records as a basis for identifying any areas of non-compliance, any recurrent problems, or potentially disadvantaged groups or households;
- Review of objection records for evidence of significant non-compliance or recurrent poor performance in resettlement implementation;
- Discussion with the PIU and others involved in land acquisition, compensation disbursement or livelihood restoration to review progress and identify critical issues;
- Assess overall fulfillment with the RP requirements, and to prepare a summary compliance report for the IA on resettlement progress, any issues arising and any necessary corrective actions;
- Interview a random sample of APs in open-ended discussions to assess their knowledge and concerns regarding the resettlement process, their entitlements and rehabilitation measures;
- Advise Project management regarding possible improvements in the implementation of the RP.

11.4.3 Reporting Arrangements and Requirements

The IA will prepare monthly progress report (MPR) highlighting progress, issues, constraints, targets for every month. The Supervision Consultant will monitor implementing progress and submit quarterly progress report (QPR) of RP to the PD. These reports will closely follow the involuntary resettlement monitoring indicators agreed at the time of Resettlement Plan approval. Project Director, responsible for supervision and implementation of the RP, will review the MRPs and QPRs and prepare annual monitoring reports that describe the progress of the implementation of resettlement activities and any compliance issues and corrective actions, then submit biannually to AIIB for comments. The benefit monitoring and evaluation exercise will be included in these reports to ascertain whether various programs have adequately benefited the APs. Project assistance provided so as to enable them to regain their pre-project level standard of living and/or further improve their social and economic conditions. The costs of internal and external monitoring requirements will be included in the Project budget. The following table provides details on the contents and timing of various progress monitoring reports below:

Table 11.2: Reporting Arrangements and Requirements

Type of Report	Content	Frequency	Responsibility
Monthly Progress Report	Progress on land acquisition and resettlement activities, progress on indicators, results, issues affecting performance, constraints, variation from RP (if any) and reason for the same and corrections recommended.	Monthly	Contractor, IA
Half Yearly Resettlement Monitoring Report	Progress on land acquisition and resettlement activities, indicators, and variations if any with explanation and outcome, recommended corrective actions.	Half Yearly	Contractor, IA
External Monitoring Report	Progress on land acquisition and resettlement activities, indicators, variations if any with explanation and outcome, affected person's satisfaction with process, compliance with AIIB-ESS-2, corrective actions recommended	Half Yearly	External Monitor Team of PGCB
Resettlement Completion Report	Overall narrative of the land acquisition and resettlement process, outputs and outcomes of indicators from baseline, key variations/changes, lessons learned.	Once	IA

Type of Report	Content	Frequency	Responsibility
Resettlement Evaluation Report	Overall assessment of the land acquisition and resettlement process, compliance with AIB's ESS2, indicators achievement when compared to baseline, lessons learned.	Once	External Monitor Team of PGCB

List of Annexure

Annex 1: List of Project Affected Households

Annex 2: List of Landowners

Annex 3: List of Project Affected Persons Under Transmission Lines

Annex 4: Terms of Reference (TOR) for RP implementing NGO

Annex 5: Terms of Reference for External Monitoring (Environmental and Social)

Annex 6: Detailed Budget

Annex 7: List of Trees

Annex 8: List of Vulnerable and Female HHs

Annex 9: Replacement Value/Cost of Project Affected Private Land

Annex 10: Land Price Calculation as per Mauza Rate for Private Land

Annex 11: Average Market Rate Based on PVS Survey

Annex 12: Sample Monitoring Report Format and Outline

Annex 13: Public Consultation and Focus Group Discussion

Annex 14: Mauza Documents

Annex 15: Brief Summary of Bangabandhu Hi-Tech City (BHTC) and Current Progress

Annex 1: List of Project Affected Households

SL. No	Name of Household Head	Village	Mauza	Union	Upazila	District
1.	Md. Abdul Rahim	Gobadia	Gobadia	Barasat	Anwara	Chattogram
2.	Abu Taher	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
3.	Monowara Begum	Gobadia	Gobadia	Barasat	Anwara	Chattogram
4.	Khorshidul Alom	Gobadia	Gobadia	Barasat	Anwara	Chattogram
5.	Kazi Mobinul Haque	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
6.	Kazi Mahmudul	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
7.	Abdur Rahim	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
8.	Nurul Islam Khan	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
9.	Md. Saeed	Gobadia	Gobadia	Barasat	Anwara	Chattogram
10.	Haji Mansur Ali	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
11.	Abul Quasem	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
12.	Ayesha Khatun	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
13.	Hafizur Rahman	Gobadia	Gobadia	Barasat	Anwara	Chattogram
14.	Md. Isfaq	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
15.	Md. Hanif	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
16.	Mst. Hosneyara	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
17.	Md. Azim	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
18.	Abdul Majid	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
19.	Almas Khatun	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
20.	Taslina Akter	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
21.	Ahmed Nabi	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
22.	Bashir Ahmed	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
23.	Air Mohammad	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
24.	Md. Selim	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
25.	Md. Salam	Gobadia	Gobadia	Barasat	Anwara	Chattogram
26.	Md. Ibrahim	Gobadia	Gobadia	Barasat	Anwara	Chattogram
27.	Abdul Qaiyum	Gobadia	Gobadia	Barasat	Anwara	Chattogram
28.	Md. Rafiq	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
29.	Alamgir Hossain	Gobadia	Gobadia	Barasat	Anwara	Chattogram
30.	Nur Kashem Khan	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
31.	Jane Alom	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
32.	Anowar Hossain	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
33.	Md. Yousuf	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
34.	Md. Mohiuddin	Gobadia	Gobadia	Barasat	Anwara	Chattogram
35.	Sahadat Hossain	Gobadia	Gobadia	Barasat	Anwara	Chattogram
36.	Anisur Rahman	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
37.	Anawar Hossain	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
38.	Jahir Ahamed	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
39.	Md. Saber	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
40.	Md. Abdur Rahim	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
41.	Abul Kashem	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
42.	Md. Isahak	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
43.	Samenara Begum	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
44.	Nurul Islam	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
45.	Hazi Bosir Ahamed	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
46.	Md Foyez Ahamed	Gobadia	Gobadia	Barasat	Anwara	Chattogram
47.	Md. Elyas	Gobadia	Gobadia	Barasat	Anwara	Chattogram

SL. No	Name of Household Head	Village	Mauza	Union	Upazila	District
48.	Murad Khan	Gobadia	Gobadia	Barasat	Anwara	Chattogram
49.	Sahadat Hossain	Gobadia	Gobadia	Barasat	Anwara	Chattogram
50.	Emdad Hossain	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
51.	Rashid Ahmed	Gobadia	Gobadia	Barasat	Anwara	Chattogram
52.	Md. Badiuzzaman	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
53.	Syed Haji	Gumdip	Gumdip	Barasat	Anwara	Chattogram
54.	Md. Ismail	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
55.	Abu Sufian	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
56.	Md. Jamir	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
57.	Naim Uddin	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
58.	Syed Ali	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
59.	Abdul Khaleq	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
60.	Nawsa Mia	Gobadia	Gobadia	Barasat	Anwara	Chattogram
61.	Abu Saeed	Gobadia	Gobadia	Barasat	Anwara	Chattogram
62.	Sheikh Ahmed	Gobadia	Gobadia	Barasat	Anwara	Chattogram
63.	Selim Khan	Gobadia	Gobadia	Barasat	Anwara	Chattogram
64.	Rahima Akhter	Gobadia	Gobadia	Barasat	Anwara	Chattogram
65.	Md. Mojaffor Ahamed	Gobadia	Gobadia	Barasat	Anwara	Chattogram
66.	Almas Khatun	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
67.	Nur Islam	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
68.	Mostafizur Rahman	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
69.	Md. Salim	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
70.	Mofzal Ahamed	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
71.	Azizul Islam	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
72.	Abdur Rahman	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
73.	Samsul Islam	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
74.	Kazi Mahiuddin Haq	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
75.	Sirajul Islam	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
76.	Md. Sofiul Islam	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
77.	Dil Mohammad	Calitatori	Calitatori	Barasat	Anwara	Chattogram
78.	Nur Khan	Dudkumra	Dudkumra	Barasat	Anwara	Chattogram
79.	Mst. Parvin	Leda Paschim Para	South Hnila	Hnila	Teknaf	Chattogram
80.	Abul Monjur Sikdar	Daskin Ali Khali	South Hnila	Hnila	Teknaf	Chattogram
81.	Saleha Begum	Fuler Deil	South Hnila	Hnila	Teknaf	Chattogram
82.	Anowara Begum	Paschim Pangkhali	South Hnila	Hnila	Teknaf	Cox's Bazar
83.	Mst. Monjura	Uttar Ali Khali	South Hnila	Hnila	Teknaf	Cox's Bazar
84.	Rasid Ahemed	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
85.	Jafor Alam	Uttar Ali Khali	South Hnila	Hnila	Teknaf	Cox's Bazar
86.	Mokbul Ahemed	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
87.	Alhaj Fakir Ahmed Badshah	Purbo Pankhali	South Hnila	Hnila	Teknaf	Cox's Bazar
88.	Saleha Begum	Fuler Deil	South Hnila	Hnila	Teknaf	Cox's Bazar
89.	Maulvi Md. Yusuf	Paschim Pangkhali	South Hnila	Hnila	Teknaf	Cox's Bazar
90.	Emdad Ullah	Purbo Sikderpara	South Hnila	Hnila	Teknaf	Cox's Bazar
91.	Sarwar Kamal	Moddom Hnila	South Hnila	Hnila	Teknaf	Cox's Bazar

SL. No	Name of Household Head	Village	Mauza	Union	Upazila	District
92.	Zahida Khatun	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
93.	Chhabura Khatun	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
94.	Nurjahan Begum	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
95.	Abu Bakkar Siddique	Huwanbrang	South Hnila	Hnila	Teknaf	Cox's Bazar
96.	Abdul Mannan	Uttar Noya Para	Masua Khali	P.M Khali	Cox's Bazar Sadar	Cox's Bazar
97.	Azizul Haque Mansur	Moulovi Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
98.	Md. Sanaullah	Uttar Noyapara	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
99.	Abdullah Mia	Moulovi Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
100.	Mohammad Hossain	Uttar Noya Para	Masua Khali	P.M Khali	Cox's Bazar Sadar	Cox's Bazar
101.	Mubarak Alam	Moddom Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
102.	Nasir Uddin Gang	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
103.	Habib Ullah	Moulovi Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
104.	Abdul Hakim	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
105.	Abdul Halim Chowdhury	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
106.	Dulruba Alam	Dorgah Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
107.	Safiul Islam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
108.	Rahamat Ali	Purbo Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
109.	Samsul Alam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
110.	Jahangir Alam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
111.	Masud Alam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
112.	Sofiul Alam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
113.	Anarul Haque	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
114.	Didarul Alom	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
115.	Md. Sahabuddin	Purbo Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
116.	Md. Nurul Haque	Purbo Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
117.	Md. Kabir Ahamed	Uttar Nabith Kahli	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
118.	Anamul Haque	Khurulia	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
119.	Mahmudul Haque	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar

SL. No	Name of Household Head	Village	Mauza	Union	Upazila	District
120.	Momtaj Ahamed	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
121.	Surot Alom Sikder	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
122.	S.M. Nurul Haque	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
123.	Abu Sahel	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
124.	Anwarul Haque	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
125.	Abul Kashem	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
126.	Nurul Absar	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
127.	Nurul Azim	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
128.	Razaul Karim	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
129.	Shahidul Karim	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
130.	Mahmudul Karim	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
131.	Sofiqul Rahman Sikder	Purbo Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
132.	MD. Samsul Haque	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
133.	Giyash Uddin Chowdhury	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
134.	Mostak Ahamed	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
135.	Md. Jafor Alom	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
136.	Md. Azim	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
137.	Jamal Uddin	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
138.	Zarina Khatun	Alur Ghat	Garangia	Sathkania	Sathkania	Chattogram
139.	Ruhullah Chowdhury	Daskin Kesua	Tulatuli	Charti	Sathkania	Chattogram
140.	Joynal Abedin	Chand Para	Beul Manik Char	Beul Manik Char	Chakaria	Cox's Bazar
141.	Md. Abul Hossain	Daskin Kesua	Tulatuli	Charti	Sathkania	Chattogram
142.	Farid Hossain	Sutrapur	Sutrapur	Sutrapur	Kaliakair	Gazipur
143.	Sohrab Hossain	Bag Chapair	Chapair	Chapair	Kaliakair	Gazipur
144.	Mominul Islam	Bag Chapair	Chapair	Chapair	Kaliakair	Gazipur
145.	Md. Shahabuddin	Kazir Para	South Mithachari	South Mithachari	Ramu	Cox's Bazar
146.	Masuda Khanam	Kazir Para	South Mithachari	South Mithachari	Ramu	Cox's Bazar
147.	Md. Ali	Kazir Para	South Mithachari	South Mithachari	Ramu	Cox's Bazar

Annex 2: List of Landowners

SL. No	Name of Household Head	Village	Mauza	Union	Upazila	District
1.	Md. Abdul Rahim	Gobadia	Gobadia	Barashat	Anwara	Chattogram
2.	Abu Taher	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
3.	Monowara Begum	Gobadia	Gobadia	Barashat	Anwara	Chattogram
4.	Khorshidul Alom	Gobadia	Gobadia	Barashat	Anwara	Chattogram
5.	Kazi Mobinul Haque	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
6.	Kazi Mahmudul	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
7.	Abdur Rahim	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
8.	Nurul Islam Khan	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
9.	Md. Saeed	Gobadia	Gobadia	Barashat	Anwara	Chattogram
10.	Haji Mansur Ali	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
11.	Abul Quasem	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
12.	Ayesha Khatun	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
13.	Hafizur Rahman	Gobadia	Gobadia	Barashat	Anwara	Chattogram
14.	Md. Isfaq	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
15.	Md. Hanif	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
16.	Mst. Hosneyara	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
17.	Md. Azim	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
18.	Abdul Majid	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
19.	Almas Khatun	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
20.	Taslina Akter	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
21.	Ahmed Nabi	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
22.	Bashir Ahmed	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
23.	Air Mohammad	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
24.	Md. Selim	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
25.	Md. Salam	Gobadia	Gobadia	Barashat	Anwara	Chattogram
26.	Md. Ibrahim	Gobadia	Gobadia	Barashat	Anwara	Chattogram
27.	Abdul Qaiyum	Gobadia	Gobadia	Barashat	Anwara	Chattogram
28.	Md. Rafiq	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
29.	Alamgir Hossain	Gobadia	Gobadia	Barashat	Anwara	Chattogram
30.	Nur Kashem Khan	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
31.	Jane Alom	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
32.	Anowar Hossain	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
33.	Md. Yousuf	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
34.	Md. Mohiuddin	Gobadia	Gobadia	Barashat	Anwara	Chattogram
35.	Sahadat Hossain	Gobadia	Gobadia	Barashat	Anwara	Chattogram
36.	Anisur Rahman	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
37.	Anawar Hossain	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
38.	Jahir Ahamed	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
39.	Md. Saber	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
40.	Md. Abdul Rahim	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
41.	Abul Kashem	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
42.	Md. Isahak	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
43.	Samenara Begum	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
44.	Nurul Islam	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
45.	Hazi Bosir Ahamed	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
46.	Md Foyez Ahamed	Gobadia	Gobadia	Barashat	Anwara	Chattogram
47.	Md. Elyas	Gobadia	Gobadia	Barashat	Anwara	Chattogram
48.	Murad Khan	Gobadia	Gobadia	Barashat	Anwara	Chattogram
49.	Sahadat Hossain	Gobadia	Gobadia	Barashat	Anwara	Chattogram
50.	Emdad Hossain	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram

SL. No	Name of Household Head	Village	Mauza	Union	Upazila	District
51.	Rashid Ahmed	Gobadia	Gobadia	Barashat	Anwara	Chattogram
52.	Md. Badiuzzaman	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
53.	Syed Haji	Gumdip	Gumdip	Barashat	Anwara	Chattogram
54.	Md. Ismail	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
55.	Abu Sufian	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
56.	Md. Jamir	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
57.	Naim Uddin	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
58.	Syed Ali	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
59.	Abdul Khaleq	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
60.	Nawsa Mia	Gobadia	Gobadia	Barashat	Anwara	Chattogram
61.	Abu Saeed	Gobadia	Gobadia	Barashat	Anwara	Chattogram
62.	Sheikh Ahmed	Gobadia	Gobadia	Barashat	Anwara	Chattogram
63.	Selim Khan	Gobadia	Gobadia	Barashat	Anwara	Chattogram
64.	Rahima Akhter	Gobadia	Gobadia	Barashat	Anwara	Chattogram
65.	Md. Mojaffor Ahamed	Gobadia	Gobadia	Barashat	Anwara	Chattogram
66.	Almas Khatun	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
67.	Nur Islam	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
68.	Mostafizur Rahman	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
69.	Md. Salim	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
70.	Mofzal Ahamed	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
71.	Azizul Islam	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
72.	Abdur Rahman	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
73.	Samsul Islam	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
74.	Kazi Mahiuddin Haq	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
75.	Sirajul Islam	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
76.	Md. Sofiul Islam	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
77.	Dil Mohammad	Calitatali	Calitatali	Barashat	Anwara	Chattogram
78.	Nur Khan	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
79.	Mst. Parvin	Leda Paschim Para	South Hnila	Hnila	Teknaf	Chattogram
80.	Abul Monjur Sikdar	Daskin Ali Khali	South Hnila	Hnila	Teknaf	Chattogram
81.	Saleha Begum	Fuler Deil	South Hnila	Hnila	Teknaf	Chattogram
82.	Anowara Begum	Paschim Pangkhali	South Hnila	Hnila	Teknaf	Cox's Bazar
83.	Mst. Monjura	Uttar Ali Khali	South Hnila	Hnila	Teknaf	Cox's Bazar
84.	Rasid Ahemed	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
85.	Jafor Alam	Uttar Ali Khali	South Hnila	Hnila	Teknaf	Cox's Bazar
86.	Mokbul Ahemed	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
87.	Alhaj Fakir Ahmed Badshah	Purbo Pankhali	South Hnila	Hnila	Teknaf	Cox's Bazar
88.	Saleha Begum	Fuler Deil	South Hnila	Hnila	Teknaf	Cox's Bazar
89.	Maulvi Md. Yusuf	Paschim Pangkhali	South Hnila	Hnila	Teknaf	Cox's Bazar

SL. No	Name of Household Head	Village	Mauza	Union	Upazila	District
90.	Emdad Ullah	Purbo Sikderpara	South Hnila	Hnila	Teknaf	Cox's Bazar
91.	Sarwar Kamal	Moddom Hnila	South Hnila	Hnila	Teknaf	Cox's Bazar
92.	Zahida Khatun	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
93.	Chhabura Khatun	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
94.	Nurjahan Begum	Rongokhali	South Hnila	Hnila	Teknaf	Cox's Bazar
95.	Abu Bakkar Siddique	Huwanbrang	South Hnila	Hnila	Teknaf	Cox's Bazar
96.	Mubarak Alam	Moddom Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
97.	Nasir Uddin Gang	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
98.	Habib Ullah	Moulovi Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
99.	Abdul Hakim	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
100.	Abdul Halim Chowdhury	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
101.	Dulruba Alam	Dorgah Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
102.	Safiul Islam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
103.	Rahamat Ali	Purbo Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
104.	Samsul Alam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
105.	Jahangir Alam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
106.	Masud Alam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
107.	Sofiul Alam	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
108.	Anarul Haque	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
109.	Didarul Alom	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
110.	Md. Sahabuddin	Purbo Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
111.	Md. Nurul Haque	Purbo Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
112.	Md. Kabir Ahamed	Uttar Nabith Kahli	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
113.	Anamul Haque	Khurulia	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
114.	Mahmudul Haque	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
115.	Momtaj Ahamed	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar

SL. No	Name of Household Head	Village	Mauza	Union	Upazila	District
116.	Surot Alom Sikder	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
117.	S.M. Nurul Haque	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
118.	Abu Sahel	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
119.	Anwarul Haque	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
120.	Abul Kashem	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
121.	Nurul Absar	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
122.	Nurul Azim	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
123.	Razaul Karim	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
124.	Shahidul Karim	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
125.	Mahmudul Karim	Paschim Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
126.	Sofiqul Rahman Sikder	Purbo Mukterkul	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
127.	MD. Samsul Haque	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
128.	Giyash Uddin Chowdhury	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
129.	Mostak Ahamed	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
130.	Md. Jafor Alom	Mokbul Sowdagar Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
131.	Md. Azim	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
132.	Jamal Uddin	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram

Annex 3: List of Project Affected Persons under Transmission Lines

SL. No	Name of Household Head	Village	Mauza	Union	Upazila	District
1.	Abdul Mannan	Uttar Noya Para	Masua Khali	P.M Khali	Cox's Bazar Sadar	Cox's Bazar
2.	Azizul Haque Mansur	Moulovi Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
3.	Md. Sanaullah	Uttar Noyapara	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
4.	Abdullah Mia	Moulovi Para	Khurulia	Jhilwanja	Cox's Bazar Sadar	Cox's Bazar
5.	Mohammad Hossain	Uttar Noya Para	Masua Khali	P.M Khali	Cox's Bazar Sadar	Cox's Bazar
6.	Zarina Khatun	Alur Ghat	Garangia	Sathkania	Sathkania	Chattogram
7.	Ruhullah Chowdhury	Daskin Kesua	Tulatuli	Charti	Sathkania	Chattogram
8.	Joynal Abedin	Chand Para	Beul Manik Char	Beul Manik Char	Chakaria	Cox's Bazar
9.	Md. Abul Hossain	Daskin Kesua	Tulatuli	Charti	Sathkania	Chattogram
10.	Farid Hossain	Sutrapur	Sutrapur	Sutrapur	Kaliakair	Gazipur
11.	Sohrab Hossain	Bag Chapair	Chapair	Chapair	Kaliakair	Gazipur
12.	Mominul Islam	Bag Chapair	Chapair	Chapair	Kaliakair	Gazipur
13.	Md.Shahabuddin	Kazir Para	South Mithachari	South Mithachari	Ramu	Cox's Bazar
14.	Masuda Khanam	Kazir Para	South Mithachari	South Mithachari	Ramu	Cox's Bazar
15.	Md. Ali	Kazir Para	South Mithachari	South Mithachari	Ramu	Cox's Bazar

Annex 4: Terms of Reference (ToR) for RP Implementing NGO

A. Purpose of the ToR

Power Grid Company of Bangladesh Limited (PGCB) intends to engage an INGO to implement the Resettlement Plan for “Southern Chattogram and Kaliakoir Transmission Infrastructure Development Project”. The Terms of Reference (ToR) is prepared for the INGO to be engaged in implementing the RP. The ToR includes the approach and methodology of activities to be performed by the INGO. The ToR also includes a guideline to plan, implement and evaluate the activities within the Resettlement Plan along with the technical resources to be required for this purpose.

To become eligible for this purpose, the INGO must be a Resettlement Implementing Organization duly registered with the relevant authority of the Government of Bangladesh. The Firm will implement the resettlement plan based on the Acquisition and Requisition of Immovable Property Act (ARIPA, 2017), Electricity Act, 2018 & Electricity Rules, 2020 and AIIB Policy Involuntary Resettlement (ESS 2).

B. Introduction to the Project

Electricity is an inevitable part for diversified development of our country. Power generation is still much below to its demand. Only 72% people have access to electricity and the growth rate is 12%. The Government sets a vision to make electricity available for all which will help to alleviate poverty and improve socio-economic condition by 2021. In order to fulfill the vision, the Government revised the Power System Master Plan 2010 (PSMP 2010) and targeted to achieve 16,000 MW by 2016, 24,000MW by 2021 and 40,000MW by 2030. This target will help Bangladesh to be a middle-income country (MIC) by 2021, and a prosperous developed country by 2041.

Power Grid Company of Bangladesh Limited (PGCB) under Ministry of Energy, Power and Mineral Resources (MoEPMR) has taken up a project for construction of substations and transmission lines named “Southern Chattogram and Kaliakoir Transmission Infrastructure Development Project” for reliable power supply. The Project is funded by the Government of Bangladesh (GoB) and Asian Infrastructure Investment Bank (AIIB).

This ToR is for implementation of the RP for the Project. It covers the administrative areas of Chattogram, Cox’s Bazar and Gazipur District. A total of 184.07 km (approximately) overhead transmission lines, 763 numbers of towers and four new sub-stations will be constructed under this project. A total of 35 (thirty-five) acres of land will be acquired for the construction of Anwara (20 acres), Cox’s Bazar (10acres) and Teknaf (5 acres) substations under this project.

C. Project Impacts

A total of 248 households (233 for sub-stations and 15 for Transmission Lines) will be affected by the construction of this project. Besides, 17 sharecroppers and 69 wage earners will also lose their income due to the project intervention. A total of 11 trees in sub-stations area, on private land will require removal due to construction of sub-stations. Due to construction of towers, a total of 18.07 acre of agricultural land will be affected. A total of 32.75 acres of land will be required for the construction of towers. A total of 23,636 trees will require of felling due to laying transmission lines (23,625) and construction of sub-stations (11).

Table A-4.1: Summary impacts of the project

SN	Project Impacts	Substation	Transmission Line	Tower footings	Total
Land					
1	Amount of land to be required (acre)	40		32.75	72.75
2	Amount of land to be acquired (acre)	35 ^a	0	0	35
3	Amount of land to be compensate (acre)	0	0	32.75	32.75
Households					
4	Number of HH to be affected	233 ^b	15 ^c	0	248
5	Number of HH losing only land (as per Khatian and Census)	233	0	0	233
6	Number of Wage earners lose their income	69	0	0	69
7	Number of Sharecroppers lose their income	17	0	0	17
8	Number of vulnerable HHs	4	0	0	4
9	Total number of persons affected	744	95	0	839
10	Number of trees affected	11	23,625	0	23,636

^aRemaining 5 acres of land owned by Bangladesh Hi-Tech Park Authority under Ministry of Posts, Telecommunications and Information Technology. Hence, no need to acquire the land.

^b**Sub-stations:** (Anwara SS – 181, Teknaf SS-17, Cox's bazar SS – 35)

^c**TLs:** LILO – 5, Anwara to Cox's Bazar – 4, Cox's Bazar to Teknaf – 3, Kaliakair - 3

D. Land Acquisition and Resettlement Policies

1. Legal Framework of the Government of Bangladesh

Current legislation governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Act of 2017. The Act of 2017 requires that compensation be paid for land and assets permanently acquired (including standing crops, trees, houses); any other damage caused by such acquisition.

The Deputy Commissioner (DC) determines the market price of assets based on the legislative procedures and in addition to that, pays an additional 200 percent on the assessed market value established by DC Office. Provisions for payment of crop-compensation to tenant cultivators cover under the Act 2017 for the Project-affected persons, but without title to land or ownership record, such as informal settlers/, occupiers, and informal tenants and leaseholders (without registration document) are not titled for compensation and does not ensure replacement market value of the property acquired.

The Act 2017 has provision for providing compensation to the affected titled affected people for this Project for land acquisition.

2. AIIB Policy

AIIB has a policy in the form of "Environmental and Social Standards (ESS)" for the purpose of addressing issues relating to environmental and social sustainability as AIIB considers it as a fundamental aspect of achieving outcomes consistent with its mandate to support infrastructure development and enhance interconnectivity in Asia. The objective of this overarching policy is to facilitate achievement of these development outcomes, through a system that integrates sound environmental and social management into Projects.

AIIB has three associated environmental and social standards (ESSs), which set out more detailed mandatory environmental and social requirements relating to the following:

- ESS 1: Environmental and Social Assessment and Management (ESS 1);
- ESS 2: Involuntary Resettlement (ESS 2);
- ESS 3: Indigenous Peoples (ESS 3).

AIIB carefully screens each and every project to determine whether or not it instigates any involuntary resettlement due to the project interventions. This includes both physical and economic displacement, as defined in the Environmental and Social Standards (ESS) 2: 'Involuntary Resettlement' under AIIB's Environmental and Social Framework (Approved Feb 2016; Amended Feb, 2019).

ESS 2 clearly acknowledges that there are cases where no alternatives can be found to avoid involuntary resettlement. In such cases, AIIB requires the Client to ensure that resettlement activities are conceived and carried out as sustainable development programs. The Client is required to provide sufficient resources to ensure that the people who are made to face involuntary resettlement share the benefits of the project.

In case of any involuntary resettlement, the Client is required to prepare a Resettlement Planning Framework and/or Resettlement Plan (RP) that it is proportionate to the extent and degree of impacts of a project. The degree of impacts is determined by (a) the overall scope of displacement – both from economical and physical standpoint, and (b) the extent of vulnerability of the PAPs. A wider analysis of social risks associated with the project and their impacts is complemented by the RP for a comprehensive Environmental and Social Impact Assessment (ESIA) of the project. The RP for a project set put the principles to be followed to ensure that impacts associated with involuntary resettlement, including but, not limited to– any land acquisition from, the land use rights changes of, any displacement of, and the need for livelihood restoration of the PAPs are mitigated so as to ensure Project Affected People (PAP) are no worse off and where possible their lives are improved as a result of the resettlement.

As specified in the Environmental and Social Framework (2019), AIIB recognizes that a considerable part of the population in the countries in which the Bank operates live without land title or recognized land rights. AIIB ESS2 on Involuntary Resettlement recognizes people without land title or legal rights to land are eligible for compensation. AIIB ESS2 on Involuntary Resettlement requires the Client to ensure that these people receive resettlement assistance and compensation for loss of non-land assets; the procedure to ensure such would have to be in accordance with the cut-off dates established in the RP for the project. Additionally, the Bank requires the Client to include these people in the resettlement consultation process.

3. Resettlement Principles Adopted by the Project

Based on the national regulatory framework and the AIIB's Involuntary Resettlement ESS 2, the project implementation will be guided by the following safeguards principles.

- Adverse impacts arising from project design, planning and implementation including involuntary resettlement would be avoided, minimized, and mitigated by exploring design alternatives.
- Project related information including entitlements to affected persons will be disclosed in a timely manner and will be made available in places easily accessible to them and in local languages.
- Consultations will be carried out with the affected persons and their communities to elicit their views and suggestions on project design and implementation procedures, and to ensure their participation in project planning, implementation, and monitoring.

- Permanent and temporary loss of crops, standing trees and commercial trees due to project constructions will be compensated at replacement cost as determined by the Property Assessment and Valuation Committee (PAVC) to be established by the executing agency.
- Civil construction works will be scheduled for off-farming seasons to minimize adverse impacts on crops and cultivations. If unavoidable, affected persons will be compensated at replacement cost for their loss of production and incomes.
- Vulnerable persons/households and persons affected by land acquisitions will be provided with special assistance as per the entitlement matrix of the resettlement plan.
- All entitlements and compensation will be paid to the affected persons prior to the commencement of the civil construction work.
- Livelihoods and incomes of all displaced persons will be restored and improved.
- Affected households will be eligible for compensation, irrespective of tenure status, social or economic standing, and any such factors that discriminate against achievement of the resettlement objectives. Lack of legal rights to lost assets, tenure, social or economic status will not bar the affected households from entitlement to compensation and assistance.
- A grievance redress mechanism will be established at different levels from construction sites to the executing agency level to receive and resolve any grievances from affected persons, and to be resolved within a reasonable time frame.
- Contractual agreements with construction companies will ensure that contractors adopt adequate safety measures, and avoid accidents and disturbances causing from noise, dust, access restrictions etc. A resettlement plan will be developed incorporating affected persons entitlements, compensation procedures, plans for livelihood and income restoration and improvement, grievance redress mechanisms, etc. will be disclosed in an accessible place and in a form and language(s) understandable to the affected persons and other stakeholders.
- Compliance with the safeguards policies and principles by the executing agency and the outcomes and impacts of resettlement will be monitored both internally and externally.

E. Mitigation of Adverse Impact

As per the census, the Project will have substantial resettlement impacts. The compensation entitled for the loss of land at replacement cost and income restoration assistances are detailed in the entitlement matrix of the RP. Special support for affected people belonging to vulnerable groups is included in the Resettlement Plan.

The APs will be entitled to-

- compensation for the loss of land, crops/trees at their market value;
- assistance for loss of wage income;

This will ensure that persons affected by land acquisition will be eligible for appropriate compensation and or resettlement assistance. Persons having no legal title but using the land under acquisition, if vacated for the Project purposes, would be provided with compensation and resettlement assistance for structures and shifting/reconstruction allowances.

Households having customary rights to land for instance sharecroppers are also covered under the RP resettlement framework. The resettlement activities of the Project will be carried out in consultation with the APs and all efforts will be made to minimize disruption during implementation. AP preferences will be taken into account in relocating and resettling the affected persons.

An entitlement matrix has been prepared on the basis of currently known impacts by the IoL, Census Survey of the Project that identified the level of impacts on different resources including land. The

matrix shows the entitlements for each type of losses. In case of additional impacts identified during implementation, the entitlement matrix will be revised through inclusion of compensation and assistance for the additional impacts as per the resettlement policy framework of the Project.

F. Objective of Involving INGO

The primary objective of involving an INGO by PGCB is to carry out implementation activities and strengthening of delivery capabilities of the employer at the field level to implement the Resettlement Plan (RP). The INGO will build up a team with trained field workers to provide necessary institutional support to the employer in identifying, informing and mobilizing all APs during the RP implementation. They will ensure that all eligible APs receive their respective entitlement and can resettle properly in terms of acquiring agricultural land and other properties. The INGO will coordinate with the Employer, Deputy Commissioner and Supervision of Consultants on a regular basis to discuss progress and constraints in the RP implementation process. In case of raising any critical issue not covered by the provision of the RP, the INGO can make necessary recommendations consulting with the representatives of different committees (PVAC, GRC and JVC) to solve it.

G. Scope of Work and Responsibilities

The responsibility for the effective, timely and efficient execution of the resettlement activities will lie with the NGO/. The INGO will be responsible to the Project Director for payment of entitlement and relocation as applicable of the APs based on Cash Compensation under Law (CCL) would be made by concerned DCs within short period of time of signing the contract.

The general scope of work for the selected INGO will include:

Logistics:

- Recruitment, deployment and training of the staff of HQ and field;
- Setting of office, equipment and implementation tools.

Consultations of Affected People

- Information and communications campaign;

Support in Compensation Payments and Resettlement Benefits:

- Carry out additional census and IOL (including tower footing compensation), if required for verification;
- Identification of entitled persons (EPs);
- Preparation of EP file, entitlement card and payment statement;
- Assist in collecting CCL;
- Computerization of DC Office data (calculation sheet, DC Award, share determination);
- Preparation of supplementary LAP during implementation for any “left out” land/plots or disputed area required for Project implementation;
- Disbursement of resettlement benefits;

Assistance in securing land

- Support APs in the search for alternative land to buy with documentation and negotiation;

Assist to Implement Labor Management Plan (LMP), Stakeholder Engagement Plan (SEP) and Gender Action Plan (GAP)

- INGO will assist to implement Labor Management Plan (LMP), Stakeholder Engagement Plan (SEP) and Gender Action Plan (GAP);

Assist to Implement Environmental Plan as well as Biodiversity Assessment and Monitoring

- INGO will assist to implement Environmental management Plan as well as update Biodiversity Assessment report and monitoring of the project;

Participation in Grievance Redress Committee (GRC):

- participation in grievance redress committee (GRC);

Monitoring of RP implementation

- Preparation of monitoring and supervision reports to IA as agreed in the contract.

The general tasks and responsibilities for the selected INGO in all the stages of the process for RP implementation; preparatory stage, implementation stage, monitoring and evaluation stage will be as follows:

1. Preparatory Stage

Carry out a census or verify IOL: the INGO will carry out, where needed, additional census and/or verify existing IOL for compensation purposes. In case new areas are to be acquired, the INGO will have to carry out census for additional areas.

Creation of Inventory of Losses (IOL):

- Collection and computerization of Land Acquisition (LA) & Tower footing compensation inventory, joint verification data, payment of cash compensation under law data and resettlement benefit payment data, and reconciliation of all these;
- Creation of an electronic database of inventory of losses and dislocations.

Preparation/updating of EP file: Prepare the entitled persons' files bringing together all her/his losses or update on a regular basis.

Preparation/updating of entitlement card: Prepare or update 'entitlement card' for the individual EPs as per their types of losses and the amount of compensation due for each type of losses from legal title and the amount of Resettlement Benefit to be paid by PGCB.

Information campaign: Design, plan and implement an information campaign in the Project affected areas to ensure Affected Persons (APs) are aware of their entitlements and assistance measures and how to avail them. The campaign would include activities, such as, translating the information booklet in Bengali and distributing information booklets, leaflets, notices among the APs. Besides, INGO will be carrying out public consultation meeting, public announcements, and any other measures necessary to provide information to all APs in the Project area. The campaign should also inform APs on the Grievance Redress Mechanism and its procedures.

Information dissemination and feedback: Assist PGCB and the local representatives in organizing consultation and recording the outcome of the meetings. Ensure dissemination of information on the Project and resettlement policy to the Project-affected persons and others (community groups, local administration, etc.), who are instrumental in effective and transparent implementation of the RPs.

Support PGCB in the establishment of the Grievance Redress Committee, Joint Verification Committee, and Property Valuation Advisory Committee (GRC, JVC and PVAC): The INGO should support PGCB in setting up the GRC, JVC, PVAC and provide advice to ensure its smooth implementation.

2. Implementation Stage

Identification of entitled persons (EPs) and issuance of ID card: Assist PGCB field personnel in identifying and issuing ID cards to the entitled persons identified as per Resettlement Framework (RF) duly certified by the UP members.

Preparation/updating of payment statement: Prepare and/or update payment statements for individual EPs as per their types of losses and the amount of compensation due for each type of losses from legal title and the amount of resettlement benefit paid by PGCB.

Disbursement of resettlement benefit: Process payment of additional benefits based on the price approved by MoPEMR following recommendation of PVAC and ensures that all resettlement benefits are paid accordingly.

Participation in Grievance Redress Committee (GRC): Support the establishment of the grievance redress mechanism. Build personal rapport and confidence with the Affected Persons (APs) and ensure that they are fully aware of the grievance redress procedure and the process of bringing their complaints to the GRCs. Investigate the accuracy of the complaints and try to settle them amicably, fairly and transparently before they go to the redress committee or the court of law. Assist GRC in settling the dispute and prepare minutes of the GRC meetings and communicate the decisions to the parties involved.

Assistance to EPs in the process of resettlement: The EPs and their losses will be identified and recorded in EP file. The EPs will be informed of the resettlement benefits adequately. Payment of entitlement will be processed and assisted in collection of those. They should be guided in relocating and investing the compensation and resettlement benefit in an appropriate manner.

3. Monitoring and Evaluation Stage

Monitoring tools for implementation progress: Prepare monitoring tools covering RP implementation issues as follows to monitor the progress:

- Land Acquisition (LA) progress;
- LA compensation payment (CCL) progress;
- Compensation payments (BR) progress;
- Tower Footing compensation progress;
- Preparation and distribution of Bengali version of brochures and booklets/ leaflets; and
- Awareness level of the stakeholders including the APs by different awareness programs.

Monitoring and supervision: Generate progress reports for real-time monitoring of RP implementation progress using user-friendly menu driven software. The software will simultaneously be operated by the RU, INGO the construction supervision contractor, as well as by PGCB, so that all the organizations are aware of the progress and problems instantly. Monitoring and supervision will include the following:

- Implementation progress;
- Utilization of manpower input;
- Internal coordination meetings; and
- Meeting between client and INGO.

Progress Reporting: The RP requires that all EPs are paid the stipulated compensations/entitlements before they are evicted from the properties and/or construction work begins. The INGO will provide monthly report to PGCB on the progress in RP implementation, including any issue that might be hindering progress, separately for each civil works contract. The INGO will design tabular and other

formats appropriate for reporting on the above information. To the extent possible, the Tables will have to be pre-programmed in the menu-driven MIS and the quantitative reports will have to be generated directly. The report will contain the following together with the progress reporting:

- a) A clear and complete account of work performed in each Project component;
- b) Work plan for the next reporting period;
- c) Status of funding and expenditure; and
- d) Identification of any problems encountered or anticipated that would affect the completion of the Project within the time and money constraints set forth in the agreement, together with recommended solution to such problems.
- e) Update ESIA Report (If required)
- f) Preparation of Quarterly Environmental & Safeguard Report

Technical services: Prepare software for reconciliation of data bases, create database, prepare software for EP file and EC or their updating, calculating and processing payment, progress and performance and participatory monitoring. In this regard, a computerized Management Information System (MIS) will be developed by the INGO for the use of PGCB and AIIB Review team.

Other activities outside the RP implementation: Public Awareness on Health and Social Risks and Impacts associated with construction of sub-stations and towers.

The INGO will be responsible for carrying-out Public Awareness on Health and Social risks and impacts associated with construction of sub-stations and towers the area of influence of the project (which goes beyond people affected by resettlement activities). These activities go beyond the scope of the RP implementation. They include:

- a. Conduct at least 4 STD and human-trafficking gender segregated awareness sessions.
- b. The target is to have at least 100 community members (with 40% women) living around the sub-stations participate in Public Awareness Campaigns; and
- c. At least 4 STD and human trafficking preventative awareness billboards and signs are set up in strategic places along the sub-stations during and after construction.

H. RP Implementation Period

Implementation of the RP will begin prior to the commencement of construction/engineering works. A total of 24 months is planned for the implementation of RP. The implementation work will be scheduled to start when possible and will continue till the end of the implementation within the scheduled date of time period.

I. Activity Schedule

The INGO will be engaged by the implementing agency (IA) *i.e.*, for a period of 36 months from the date of commencement of service. The selected INGO will assist IA in implementing the tasks set out in Table A1. Using the estimated man-months (Table A2) the INGO should show the duration of their services and total time in weeks as per requirement of the services.

Table A4-2: Activity Schedule for Implementation of RP

SN.	Activities	Duration	Total Time (Weeks)
1	Recruitment, training and Assist in collecting CCL deployment		
2	Census/Additional LAP, if needed		

SN.	Activities	Duration	Total Time (Weeks)
3	Information campaign		
4	Identification of EPs		
5	Technical services		
6	Preparation of EP file		
7	Preparation of EC		
8	Preparation of Payment statement		
9	Payment of Resettlement Benefit		
10	Participate in GRCs, JVC and PVAC		
11	Support APs in search of alternative land		
12	Awareness and information sessions on STI,		
14	Assist EPs in the Process of Resettlement		
15	Monitoring and Supervision		

Support to be Provided by the IA

The implementing NGO/will be provided with the Resettlement Plan, and a map showing locations of Project and mouza maps.

Accounts and Records

The INGO shall keep accurate and systematic accounts and records in respect of the services in such form and detail as are customary in its profession and sufficient to establish accurately that the remuneration and reimbursable out-of-pocket expenses have been duly incurred. The INGO shall permit duly authorized representatives of the Client, to inspect and make an audit of all such documents, accounts and records in connection with payments made in accordance with this contract.

Ownership of Documents and Equipment

All reports, documents, correspondence, draft publications, maps, drawings, notes, specifications, statistics, work product in any form and, technical data compiled or prepared by the INGO and communicated to the Client in performing the services (in electronic form or otherwise and including computer-disks comprising data) shall be the sole and exclusive property of the client, and may be made available to the general public at its sole discretion. The INGO may take copies of such documents and data for purpose of use related to the services under terms and conditions acceptable to the client but shall not use the same for any purpose unrelated to the services without the prior written approval of the client. All computer program developed by the INGO under this contract shall be the sole and exclusive property of the client; provided, however, that the INGO may use such programs for their own use with prior written approval of the client.

Equipment and materials furnished to the INGO by the client or purchased by the INGO wholly or partly with funds supplied or reimbursed by the Client hereunder, shall be the property of the client. Equipment or materials brought into by the INGO and the personnel and used either for the Project or personal use shall remain the property of the INGO or the personnel concerned, as applicable.

Monitoring and Evaluation of INGO Work

In order to monitor progress of INGO work in RP implementation, an appropriate monitoring format should be prepared with score/weight against each activity and sub-activities. User-friendly menu driven software should be used to generate progress reports for monitoring the progress regularly. The software will be simultaneously operated by the RU and INGO and the construction supervision consultant so that all the organizations are aware of the progress without delay.

Proper orientation to the PGCB staff members is to be given so that they can supervise the INGO activity appropriately from the very beginning and operate the menu-driven MIS to remain updated about the progress and problem. CCL payment records should be collected from DC office regularly and be compared with the payment data of the INGO so that the progress achieved, mistakes made, if any by the stakeholders in the process of RP implementation are checked and verified instantly. Before making payment of entitlement, land schedule and census data will be compared with the payable amount, to avoid mistakes or fraud.

Criteria for measuring performance of INGO staff: There are number of actions needed in collecting CCL and grants. The INGO operatives will investigate the steps completed so far in collecting compensation for a particular plot. Data collected through Focus Group Discussions in this connection will be processed in a computerized system to monitor the progress in CCL and grant collection by the EPs. Performance evaluation of the INGO operatives, especially the field staff will be judged by that progress. Production and application of RP implementation tools, payment of grants and resettlement of APs should also be the basis for calculating INGO performance.

The INGO will develop monthly progress reporting format as per the requirement of the AIB and PGCB. Based on the quantitative reports generated through the above- mentioned computerized system monthly progress report by INGO will be prepared and submitted to the RU and PGCB. The INGO will ensure the following issues in implementation of the RPs in addition to the above.

Coordination

The INGO will meet regularly with the PGCB to discuss progress and constraints on activities during the previous month. Actions to be taken and the key actors for the tasks concerned will be identified as tasks assigned from respective agencies. In case, any items are not covered by the RP, the coordination meeting should come up with recommendations, which should be approved and implemented through executive order of the PGCB.

Payment of service charges: Bills for the INGO services will be paid as per the progress achieved during the preceding month.

Criteria for INGO Selection

- The INGO to be selected must have proven experience in following tasks of Resettlement Planning and implementation:
- The INGO shall have the demonstrated capacity to mobilize the required trained and experienced field staff.
- The INGO shall have the experience in implementation of large Resettlement Plan like the present Project.
- The INGO must have at least ten years of working experience in the implementation of resettlement and land acquisition under externally funded development program.
- The INGO must be registered under the Social Welfare Department or under NGO Affairs Bureau or Joint Stock Company.
- The INGO must present certificate/s from the concerned Government department/agency to verify its satisfactory performance in resettlement social/census surveys, planning and implementation of Resettlement Plan, monitoring and evaluation through effective management information systems and preparation of analytical reports that meet the standards of co-financiers.
- The INGO shall have to present audit report for the past three years.

Staffing

The INGO must be able to present evidence of sufficient experienced and trained qualified manpower to be mobilized to this end. The INGO shall have to provide staff input to carry out the works under this Terms of Reference. The man-months and designation of the staff shall have to be as stated in table below. The INGO should show the duration of their services and limit as per requirement in consultation with the civil works contract. If settlement of legal issues on land acquisition requires longer time, the INGO may have to demobilize for a period as per the request from the executing agency in writing.

Table A4-4: Man-month and Designation of the Staff

Item No.	Position	Number of Staff	Estimated man month
A. Key Staff			
1	Team Leader/ Resettlement Specialist	1	18
2	Deputy Team Leader/Social Development Specialist	1	18
3	Environment Specialist	1	6
4	Gender Specialist	1	6
5	MIS specialist	1	12
Sub-total		5	60
B. Non-Key Staff			
1	Area Manager	1	24
2	Resettlement worker	6	108
Sub total		7	132
Total		12	192

J. QUALIFICATIONS AND EXPERIENCE OF KEY STAFF

Table A4 presents a general description of key staff including qualification and minimum required experience.

Table A4-5: Qualification of the Key Staff and Minimum Required Experience

Position	Academic Qualifications	Minimum Years of Experience	Specific Experience
Team Leader/Resettlement Specialist	MSS in Social Science	15	Experience in planning and implementing resettlement program and in (i) leading and supervising multidisciplinary teams engaged in socioeconomic development activities; (ii) multidisciplinary action research/surveys; and thorough knowledge of (iii)Bangladesh land administration system and land acquisition laws; (iv) process and function arise involved in land administration and acquisition; (v)report writing capability; and ability to demonstrate personal

Position	Academic Qualifications	Minimum Years of Experience	Specific Experience
			integrity and create a transparent and accountable work environment.
Deputy Team Leader / Social Development Specialist	MSS in Social Science	10	Experience in (i) leading and supervising multidisciplinary teams engaged in socio economic development activities; (ii) ability to conduct methods; and thorough knowledge of (iii) Bangladesh land administration system and land acquisition laws –specifically the property valuation process; (iv) the process and functionaries involved in land administration and acquisition; and (v) report writing capability.
Environmental Specialist	Minimum Post-graduate in Environmental Science/ Graduate in Civil Engineering	10	Experience in preparation, implementation of EMP and preparation of Safeguard Compliance Report according to AIIB's ESF. Personnel has strong background of ecology/ biodiversity to assess, monitor and revise the BMP as needed due to the predictable impacts on eco-sensitive areas.
Gender Specialist	MSS/MA/ M.Sc.	10	Thorough knowledge of gender issues and their implications in development Projects; research and work experience relating to gender issues; and knowledge of techniques and their applications in mobilizing community participation in development programs.
MIS Specialist	MSS/MSc in Social Science/ Statistics/ Computer science	5	Working experience and knowledge of software, preferably relational, those are most commonly used in Bangladesh; demonstrated ability to design and implement user friendly menu-driven MIS (s) for monitoring progress and generate reports as and when necessary.

Terms of Reference for External Monitoring (Social)

Introduction:

The Social Safeguard Specialist will conduct periodic monitoring of the implementation of Resettlement Activities to ensure quality operations and effective implementation of the RP.

Objectives:

The major objectives of the monitoring would be to:

- Assess the overall approach of resettlement activities along the Right of Way/within the alignment of the project;
- Verify the result of internal monitoring;
- Assess whether resettlement objectives have been met; especially, whether livelihoods and living standards have been restored or enhanced;
- Assess resettlement efficiency, effectiveness, impact and sustainability drawing best practices and lessons as a guide to future resettlement policy making and planning; and
- Ascertain, whether, the resettlement entitlements were appropriate in meeting the objectives, and whether the objectives were suited to AP's conditions.

Specific Tasks:

The Social Safeguard Specialist will carry out periodic review and assessment of resettlement implementation, verification of the results of internal monitoring in the field to assess achievement of objectives of the RP against the performance impact indicators. A database for monitoring and evaluation and building upon the Project's own M&E system will be developed for external monitoring. It will optionally include maps, charts, photographs of affected properties, copies of contracts and land titles, payments, and valuation documents relating to resettlement. The specific tasks of the external monitor will be to:

- Build up a system of internal monitoring to assess progress in order to fulfill the targets of the RP: budget and time frame, delivery the APs' entitlements, consultation, grievance and mitigation actions.
- Review of internal monitoring and evaluation reports on a regular basis to reach consensus on actions required to improve resettlement performance and implementation.
- Establish a system of external monitoring and evaluation to assess overall achievements of RP implementation.
- Establish monitoring and evaluation reporting methods and reporting requirements.
- Establish a participatory M&E system.
- Include post evaluation of resettlement to be conducted by the independent monitor after completion of the Project.

Monitoring Indicators and Information Needed

Indicators	Information
Basic information on affected households	<ul style="list-style-type: none"> • Location of the affected households, • HH structure, age, education, skills, occupation and employment patterns, • Access to health, education and other social services, • Land holdings and pattern of uses,

Indicators	Information
	<ul style="list-style-type: none"> • Income sources and levels, • Housing types, • Participation level in social activities, and • Value of all assets forming entitlements and resettlement entitlements.
Restoration of living Standard	<ul style="list-style-type: none"> • Cost of compensation and entitlements, • Undertaking housing option development, • Reinstatement of opinion of the country, • Replacement of social and cultural elements
Restoration of Livelihoods	<ul style="list-style-type: none"> • Creation of employment opportunities for the APs, • Sufficient assistance for re-establishment of entrepreneurship development, • Adequate income substitution allowance, • Sufficient transfer and relocation grants, • Availability of replacement land, and • Sufficient compensation and entitlements.
Satisfaction	<ul style="list-style-type: none"> • Knowledge of RP procedure and entitlements, • Knowledge about the fulfillment of resettlement entitlements, • Assessment of living standard and their livelihoods, and • Knowledge about grievance and mitigation actions.
Effectiveness of RP	<ul style="list-style-type: none"> • Sufficient time and budget to meet the objectives of the RP, • Support provided to the land speculators, • Level of generosity of the entitlements, • Identification of the vulnerable groups, and • Dealing with unforeseen problems by the PIU.

Methodology and Approach:

The M&E approach will identify and select a set of appropriate indicators and gather information on those to assess the progress of implementation, changes and variations. Participation of stakeholders, especially, the affected persons, women and vulnerable groups will be ensured in the M&E process. The process will also undertake various formal and informal surveys for impact analysis. Assessment of resettlement efficiency, effectiveness, impact and sustainability will be carried out through the M&E process.

Monitoring Tools

Monitoring tools would include both quantitative and qualitative methods as follows:

- **Sample household survey:** a baseline household survey of representative sample (20% of affected households), disaggregated by gender and vulnerability to obtain information on the key indicators of entitlement delivery, efficiency, effectiveness, impact and sustainability will be carried out.
- **Focus Group Discussion (FGD):** Consultation with a range of stakeholder groups (local Government, resettlement field staff, INGOs, community leaders and APs including women and vulnerable groups) will be done.

- **Key informant interviews:** Consultation with individuals like local leaders, village workers or persons with special knowledge or experience about resettlement activities and implementation will be done.
- **Public Consultation meetings:** Public consultation meetings at resettlement sites to elicit information about performance of various resettlement activities will be conducted.
- **Structured direct observations:** Field observations on status of resettlement implementation, plus individual or group interviews for cross checking purposes will be done.
- **Informal surveys/interviews:** Informal surveys of APs, host village, workers, resettlement staff and implementing agency personnel using non-sampled methods will be carried out.
- In the case of special issues, in-depth case studies of APs and host population from various social classes will be undertaken to assess impact of resettlement.

Institutional Arrangements for M&E

Internal monitoring will be carried out by the Resettlement Unit (RU) through their field level offices and implementing NGOs/Firms. An independent external monitor will carry out M&E activities of the Project. The Project Supervision Consultant under the RU will oversee and monitor safeguard compliance of the Project. The Project affected persons, their community and local level NGOs will also participate in the M&E process.

Office of the Project Director

The Project Director (PD) will be responsible for overseeing proper and timely implementation of all activities of the RP. The PD will carry out internal monitoring through the Executive Engineer M&E with the help of the implementing NGO/Firm. The resettlement unit within the office of the PD will operate and manage implementation of the RP with assistance from an appointed implementing NGO/Firm. The RU will establish an M&E Section at the head office headed by an Executive Engineer in charge of Monitoring and Evaluation. The M&E Section will have sufficient staff having appropriate skills and capacity and necessary resources. The Implementing NGO/Firm will collect appropriate data from the field and provide feedback to the RU on progress of RP implementation and the day-to-day problems arising out of the process. The implementing NGO/Firm will also prepare monthly/quarterly reports on the progress of RP Implementation. The RU of the M&E section will collect information from the Project site and incorporate in the form of monthly/quarterly progress of RP implementation and adjust work program where necessary, in case of delays or problems.

Minimum Qualification Requirements

- Good knowledge of the social issues associated with energy sector projects and construction works
- Good understanding of national, land acquisition, livelihood restoration,
- Conversant with AIIB's Environmental and Social Framework requirements or equivalent requirements of other IFIs
- Demonstrated ability to manage own workload, communicate effectively with others and produce high quality outputs on time
- Proficient in both spoken and written English

Minimum General Experience: 10 Years Minimum Specific Experience (relevant to assignment)

Reporting: Quarterly Report (Submission to PGCB)

Working Days Estimated: 6-man month (Effective from project implementation to loan closure)

Terms of Reference for External Monitoring (Environment)

Scope of Work:

- To undertake the environmental monitoring through review of documentation, field visit, interviews with the contractors, regulatory authorities and other stakeholders, construction workers and local communities to assess the current level of compliance with the environmental and social requirements as well as the history of environmental and social performance since loan effectiveness.
- Informed by their findings, the consultant will recommend a time bound corrective action plan to PGCB to address any non-compliances and generally improve PGCB and their contractor's capacity and environmental implementation on the ground.

Detailed Tasks:

- Review the requirements of the ESIA including ESMP to gain a thorough understanding of the project's environment requirements. Review copies of bidding and/or contract documentation (especially sections related to environment, health, and safety) for all contracts that are under offer or are already awarded for the project.
- Identify all requisite national environment, health, and safety clearances (including permits, consents, licenses, etc.) that legally need to be obtained by the borrower or their contractor, obtain copies of clearances granted and review any conditions imposed – copies of all clearances to be annexed to the environmental monitoring report with English translation.
- Based on the above requirements and international good practice with reference to the IFC EHS Guidelines, develop project-specific checklists for subsequent use in supervising and monitoring environmental and social performance. Checklists to include those on (i) air, noise, and water pollution control, (ii) hazardous materials and waste management, (iii) management of health and safety at work, (iv) staff welfare facilities and construction camps, and (v) community health and safety management, etc.
- Using the checklists, undertake site walkovers to help confirm the status of compliance and identify and record (including database of good quality geo-referenced photographs) examples of both good and poor practices with respect to environment, social, health, and safety implementation on the ground.
- Identify the grievance redress mechanism set up for the project and through review of grievance records and interviews with (i) all persons involved in its implementation, (ii) all persons who have submitted environment-related grievances in the past year, and (iii) a sample of local community members; critically review the extent to which it is adequately functioning and the local community is aware it can be used for addressing environmental concerns and how to submit a grievance; the findings of this task are to be documented within the environmental and social monitoring report.
- Based on the generic environmental monitoring report template, prepare the bi-annual monitoring reports.
- Through interviews and observations, critically review the current commitment and capacity of PGCB and their contractors to comply with the environment requirements, discuss with them any issues and make recommendations for any capacity development that is required – the findings of this task are to be documented within the environmental monitoring report.

Minimum Qualification Requirements

- Good knowledge of the environment, social, health and safety issues associated with energy sector projects and construction works.

- Good understanding of national environment, land acquisition, livelihood restoration, health and safety laws and regulations
- Good understanding of international good practice including IFC Environment, Health and Safety Guidelines
- Conversant with AIIB's Environmental and Social Framework requirements or equivalent requirements of other IFIs
- Demonstrated ability to manage own workload, communicate effectively with others and produce high quality outputs on time.
- Proficient in both spoken and written English

Minimum General Experience: 10 Years Minimum Specific Experience (relevant to assignment)

Reporting: Quarterly Report (Submission to PGCB)

Working Days Estimated: 6-man month (Effective from project implementation to loan closure)

Annex 5: Terms of Reference for External Monitoring (Environmental and Social)

Terms of Reference for External Monitoring (Social)

Introduction:

The Social Safeguard Specialist will conduct periodic monitoring of the implementation of Resettlement Activities to ensure quality operations and effective implementation of the RP.

Objectives:

The major objectives of the monitoring would be to:

- Assess the overall approach of resettlement activities along the Right of Way/within the alignment of the project;
- Verify the result of internal monitoring;
- Assess whether resettlement objectives have been met; especially, whether livelihoods and living standards have been restored or enhanced;
- Assess resettlement efficiency, effectiveness, impact and sustainability drawing best practices and lessons as a guide to future resettlement policy making and planning; and
- Ascertain, whether, the resettlement entitlements were appropriate in meeting the objectives, and whether the objectives were suited to AP's conditions.

Specific Tasks:

The Social Safeguard Specialist will carry out periodic review and assessment of resettlement implementation, verification of the results of internal monitoring in the field to assess achievement of objectives of the RP against the performance impact indicators. A database for monitoring and evaluation and building upon the Project's own M&E system will be developed for external monitoring. It will optionally include maps, charts, photographs of affected properties, copies of contracts and land titles, payments, and valuation documents relating to resettlement. The specific tasks of the external monitor will be to:

- Build up a system of internal monitoring to assess progress in order to fulfill the targets of the RP: budget and time frame, delivery the APs' entitlements, consultation, grievance and mitigation actions.
- Review of internal monitoring and evaluation reports on a regular basis to reach consensus on actions required to improve resettlement performance and implementation.
- Establish a system of external monitoring and evaluation to assess overall achievements of RP implementation.
- Establish monitoring and evaluation reporting methods and reporting requirements.
- Establish a participatory M&E system.
- Include post evaluation of resettlement to be conducted by the independent monitor after completion of the Project.

Monitoring Indicators and Information Needed

Indicators	Information
Basic information on affected households	<ul style="list-style-type: none"> • Location of the affected households, • HH structure, age, education, skills, occupation and employment patterns, • Access to health, education and other social services, • Land holdings and pattern of uses, • Income sources and levels, • Housing types, • Participation level in social activities, and • Value of all assets forming entitlements and resettlement entitlements.
Restoration of living Standard	<ul style="list-style-type: none"> • Cost of compensation and entitlements, • Undertaking housing option development, • Reinstatement of opinion of the country, • Replacement of social and cultural elements
Restoration of Livelihoods	<ul style="list-style-type: none"> • Creation of employment opportunities for the APs, • Sufficient assistance for re-establishment of entrepreneurship development, • Adequate income substitution allowance, • Sufficient transfer and relocation grants, • Availability of replacement land, and • Sufficient compensation and entitlements.
Satisfaction	<ul style="list-style-type: none"> • Knowledge of RP procedure and entitlements, • Knowledge about the fulfillment of resettlement entitlements, • Assessment of living standard and their livelihoods, and • Knowledge about grievance and mitigation actions.
Effectiveness of RP	<ul style="list-style-type: none"> • Sufficient time and budget to meet the objectives of the RP, • Support provided to the land speculators, • Level of generosity of the entitlements, • Identification of the vulnerable groups, and • Dealing with unforeseen problems by the PIU.

Methodology and Approach:

The M&E approach will identify and select a set of appropriate indicators and gather information on those to assess the progress of implementation, changes and variations. Participation of stakeholders, especially, the affected persons, women and vulnerable groups will be ensured in the M&E process. The process will also undertake various formal and informal surveys for impact analysis. Assessment of resettlement efficiency, effectiveness, impact and sustainability will be carried out through the M&E process.

Monitoring Tools

Monitoring tools would include both quantitative and qualitative methods as follows:

- **Sample household survey:** a baseline household survey of representative sample (20% of affected households), disaggregated by gender and vulnerability to obtain information on the key indicators of entitlement delivery, efficiency, effectiveness, impact and sustainability will be carried out.

- **Focus Group Discussion (FGD):** Consultation with a range of stakeholder groups (local Government, resettlement field staff, INGOs, community leaders and APs including women and vulnerable groups) will be done.
- **Key informant interviews:** Consultation with individuals like local leaders, village workers or persons with special knowledge or experience about resettlement activities and implementation will be done.
- **Public Consultation meetings:** Public consultation meetings at resettlement sites to elicit information about performance of various resettlement activities will be conducted.
- **Structured direct observations:** Field observations on status of resettlement implementation, plus individual or group interviews for cross checking purposes will be done.
- **Informal surveys/interviews:** Informal surveys of APs, host village, workers, resettlement staff and implementing agency personnel using non-sampled methods will be carried out.
- In the case of special issues, in-depth case studies of APs and host population from various social classes will be undertaken to assess impact of resettlement.

Institutional Arrangements for M&E

Internal monitoring will be carried out by the Resettlement Unit (RU) through their field level offices and implementing NGOs/Firms. An independent external monitor will carry out M&E activities of the Project. The Project Supervision Consultant under the RU will oversee and monitor safeguard compliance of the Project. The Project affected persons, their community and local level NGOs will also participate in the M&E process.

Office of the Project Director

The Project Director (PD) will be responsible for overseeing proper and timely implementation of all activities of the RP. The PD will carry out internal monitoring through the Executive Engineer M&E with the help of the implementing NGO/Firm. The resettlement unit within the office of the PD will operate and manage implementation of the RP with assistance from an appointed implementing NGO/Firm. The RU will establish an M&E Section at the head office headed by an Executive Engineer in charge of Monitoring and Evaluation. The M&E Section will have sufficient staff having appropriate skills and capacity and necessary resources. The Implementing NGO/Firm will collect appropriate data from the field and provide feedback to the RU on progress of RP implementation and the day-to-day problems arising out of the process. The implementing NGO/Firm will also prepare monthly/quarterly reports on the progress of RP Implementation. The RU of the M&E section will collect information from the Project site and incorporate in the form of monthly/quarterly progress of RP implementation and adjust work program where necessary, in case of delays or problems.

Minimum Qualification Requirements

- Good knowledge of the social issues associated with energy sector projects and construction works
- Good understanding of national, land acquisition, livelihood restoration,
- Conversant with AIIB's Environmental and Social Framework requirements or equivalent requirements of other IFIs
- Demonstrated ability to manage own workload, communicate effectively with others and produce high quality outputs on time
- Proficient in both spoken and written English

Minimum General Experience: 10 Years Minimum Specific Experience (relevant to assignment)

Reporting: Quarterly Report (Submission to PGCB)

Working Days Estimated: 6-man month (Effective from project implementation to loan closure)

Terms of Reference for External Monitoring (Environment)

Scope of Work:

- To undertake the environmental monitoring through review of documentation, field visit, interviews with the contractors, regulatory authorities and other stakeholders, construction workers and local communities to assess the current level of compliance with the environmental and social requirements as well as the history of environmental and social performance since loan effectiveness.
- Informed by their findings, the consultant will recommend a time bound corrective action plan to PGCB to address any non-compliances and generally improve PGCB and their contractor's capacity and environmental implementation on the ground.

Detailed Tasks:

- Review the requirements of the ESIA including ESMP to gain a thorough understanding of the project's environment requirements. Review copies of bidding and/or contract documentation (especially sections related to environment, health, and safety) for all contracts that are under offer or are already awarded for the project.
- Identify all requisite national environment, health, and safety clearances (including permits, consents, licenses, etc.) that legally need to be obtained by the borrower or their contractor, obtain copies of clearances granted and review any conditions imposed – copies of all clearances to be annexed to the environmental monitoring report with English translation.
- Based on the above requirements and international good practice with reference to the IFC EHS Guidelines, develop project-specific checklists for subsequent use in supervising and monitoring environmental and social performance. Checklists to include those on (i) air, noise, and water pollution control, (ii) hazardous materials and waste management, (iii) management of health and safety at work, (iv) staff welfare facilities and construction camps, and (v) community health and safety management, etc.
- Using the checklists, undertake site walkovers to help confirm the status of compliance and identify and record (including database of good quality geo-referenced photographs) examples of both good and poor practices with respect to environment, social, health, and safety implementation on the ground.
- Identify the grievance redress mechanism set up for the project and through review of grievance records and interviews with (i) all persons involved in its implementation, (ii) all persons who have submitted environment-related grievances in the past year, and (iii) a sample of local community members; critically review the extent to which it is adequately functioning and the local community is aware it can be used for addressing environmental concerns and how to submit a grievance; the findings of this task are to be documented within the environmental and social monitoring report.
- Based on the generic environmental monitoring report template, prepare the bi-annual monitoring reports.
- Through interviews and observations, critically review the current commitment and capacity of PGCB and their contractors to comply with the environment requirements, discuss with them any issues and make recommendations for any capacity development that is required – the findings of this task are to be documented within the environmental monitoring report.

Minimum Qualification Requirements

- Good knowledge of the environment, social, health and safety issues associated with energy sector projects and construction works

- Good understanding of national environment, land acquisition, livelihood restoration, health and safety laws and regulations
- Good understanding of international good practice including IFC Environment, Health and Safety Guidelines
- Conversant with AIIB's Environmental and Social Framework requirements or equivalent requirements of other IFIs
- Demonstrated ability to manage own workload, communicate effectively with others and produce high quality outputs on time
- Proficient in both spoken and written English

Minimum General Experience: 10 Years Minimum Specific Experience (relevant to assignment)

Reporting: Quarterly Report (Submission to PGCB)

Working Days Estimated: 6-man month (Effective from project implementation to loan closure)

Annex 6: Detailed Budget

This budget includes compensation for land as well as trees, standing crops along with other resettlement benefits i.e., additional assistance, assistance for loss of wage income; one-time special grants and special assistance to women-headed and vulnerable households. Provision of contingency costs (10%) has also been calculated and incorporated in this budget. In addition to that additional 30% of mauza rate of land has been considered as the land will be acquired after two to three years from now. The RP budget further includes Grievance Redress and Administrative Cost. The land acquisition and resettlement fund will be provided by the IA (i.e., PGCB).

Table A 6-1: Summary resettlement budget for the project

	Category of Losses	Total Qty.	TLs	LIOs	UG/OH	Sub-stations	Total (Tk) (million)	Total in USD (million)
A	Compensation for Land To be Acquired for Substations and Tower Footings							
1	Compensation for land acquisition (acre) for SSSs	35.00	-	-	-	35.00	567.09	6.69
2	Compensation for tower footings (acre)	32.75	30.76	0.32	-	-	314.86	3.54
	Sub-Total (A)	67.75	30.76	0.32	-	35.00	881.95	10.4
B	Crop Compensations {Other Resettlement Benefits (SSs and Tower Footings)}							
1	One-time cash grant of Tk. 100000/Acre for affecting the standing crops for substations	35.00	-	-	-	35	3.50	0.04
2	One-time cash grant of Tk 100000/Acre for affecting the standing crops for Tower Footings	18.07	17.90	0.17	-	-	1.81	0.02
	Sub-Total (B)	53.07	17.90	0.17	-	35.00	5.31	0.06
C	Compensation for Standing Trees (RoW of TLs)							
1	Fruit Trees	2,871	2,547	319	-	5	20.39	0.24
2	Timber/Wood Trees	20,524	20,321	197	-	6	273.97	3.23
3	Medicinal Trees	34	34	-	-	-	0.29	0.003
4	Bamboo	207	207	-	-	-	0.05	0.00
	Sub-Total (C)	23,636	23,109	516	-	11	294.70	3.48
D	Resettlement Benefits for Fruit Bearing Trees (RoW of TLs)							
1	Resettlement Benefits for fruit bearing trees @ 30% of timber value for each grown up fruit trees	2,871	2,547	319	-	5	6.12	0.07
	Sub-Total (D)	2,871	2,547	319	-	5	6.12	0.072
E	Livelihood, Vulnerable and Severity Allowances							
1	Onetime grant of Tk. 10000 per female headed household living below the official poverty line	3	-	-	-	3	0.03	0.0004
2	Onetime grant of Tk. 10000 per male headed household living below the official poverty line	1	-	-	-	1	0.01	0.0001
3	Onetime grant of Tk. 10000 per household headed by elderly over 70 years	14	-	-	-	14	0.14	0.0017

	Category of Losses	Total Qty.	TLs	LILOs	UG/OH	Sub-stations	Total (Tk) (million)	Total in USD (million)
4	Grant for loss of regular wage income for labors and employees (Tk.30,000 per person)	69	-	-	-	69	2.07	0.0245
5	Compensation for Livelihood loss of fishing activities (unit in MT)	15.50	-	-	-	15.50	3.10	0.0245
	Sub-Total (E)	102.50	-	-	-	102.50	5.35	0.0512
	Total (A to E)						1,193.43	14.06
F	Administrative cost (fees charged by DC for the land acquisition) (@7.5% of land price)						42.53	0.50
G	Administrative cost @ 2% for compensation of Tower Footings						6.01	0.07
H	Engagement of INGO						20.00	0.24
I	External Monitoring Consultant (Social & Environment)						3.00	0.04
	Total						1,264.97	14.91
	Contingency 10% of the Total Cost						126.49	1.49
	Grand Total						1,391.46	16.4

Table A6-2: Compensation of land for Substations and transmission towers

SN	Category of loss	Unit (acre)	Rate in Tk Per acre	30% more on present Mauza Rate	Including 200% premium per acre	Total (Tk)	Provisions to fill compensation gaps	Estimated cost (in Tk.)
For Sub-stations								
1	230/132/33 kV Anwara Indoor GIS	20	2,929,600	3,808,480	11,425,440	228,508,800	-	228,508,800
2	132/33 kV Cox Bazar Indoor GIS	10	7,347,600	9,551,880	28,655,640	286,556,400	-	286,556,400
3	132/33kV Teknaf Indoor GIS	5	2,668,000	3,468,400	10,405,200	52,026,000	-	52,026,000
	Sub-total (Land Acquisition)	35						567,091,200
For Transmission Towers								
1	Anwara-Cox's Bazar (N) 230 kV double circuit line	23.3	6,713,444	8,727,478	-	203,350,219	-	203,350,219
2	Cox's Bazar to Teknaf 132 kV double circuit TL	7.41	3,702,400	4,813,120	-	35,680,381	-	35,680,381
3	LILO of Dohazari-Cox's Bazar 132 kV four circuit TL	0.32	10,772,517	14,004,272	-	4,498,683	-	4,498,683
4	Existing Kaliakair SS to Bangabandhu Hi-Tech City 230kV double circuit TL	1.72	31,833,233	41,383,203	-	71,326,325	-	71,326,325
	Sub-total (Compensation as per Electricity Rules 2020)	32.75						314,855,608
	Total							881,946,808

Table A6-3: Estimated amount of compensation for crops

SN	Loss Item	Unit	Rate	Estimated cost (in Tk)
1.	230/132/33 kV Anwara Indoor GIS	20	100,000	2,000,000
2.	132/33 kV Cox Bazaar Indoor GIS	10	100,000	1,000,000
3.	132/33kV Teknaf Indoor GIS	5	100,000	500,000
Total		35		3,500,000

Table A6-4: Estimated amount of compensation for crops affected by transmission lines and towers

SL	Loss Item	Unit (in acre)	Rate (in Tk)	Estimated cost (in Tk)
1	Onetime cash grant of Tk 100,000/Acre for affected standing crops within the RoW of the transmission lines	18.0696	100000	1,806,955
Total		18.0696	100000	1,806,955

Table A6-5: Compensation for affected trees

SN	Loss Item	Unit (in nos)	Rate per Unit (Tk)	Estimated Cost (Tk)
A	Compensation for Trees to be Affected by Transmission Lines including LILO			
A1	Fruit Bearing			
1	(> 10 m height)	575	12,322	7,085,150
2	(5-10 m height)	2,291	5,787	13,258,017
Sub-total		2,866		20,343,167
A2	Non-Fruit Bearing (Timber)			
1	(> 10 m height)	10,810	17,865	193,120,650
2	(5-10 m height)	9,708	8,322	80,789,976
Sub-total		20,518		273,910,626
A3	Medicinal			
1	(> 10 m height)	-	-	-
2	(5-10 m height)	34	8,627	293,318
Sub-total		34		293,318
A4	Bamboo			
	5-10 m height	207	240	49,680
Total (A)		23,625		294,596,791
B	Compensation for Trees on land to be Acquired for Sub-stations			
B1	Fruit Bearing			
1	(> 10 m height)	2	12,322	24,644
2	(5-10 m height)	3	5,787	17,361
Sub-total		5		42,005
B2	Non-Fruit Bearing (Timber)			
1	(> 10 m height)	2	17,865	35,730
2	(5-10 m height)	2	8,322	16,644
3	>5 m height	2	4,020	8,040
Sub-total		6		60,414
Total (B)		11		102,419
C	Compensation for Trees Affected by Transmission Lines and Land Acquisitions for sub-stations (A+B)			
C1	Fruit Bearing			
1	(> 10 m height)	577	12,322	7,109,794

SN	Loss Item	Unit (in nos)	Rate per Unit (Tk)	Estimated Cost (Tk)
2	(5-10 m height)	2,294	5,787	13,275,378
	Sub-total	2,871		20,385,172
C2	Non-Fruit Bearing (Timber)			
1	(> 10 m height)	10,812	17,865	193,156,380
2	(5-10 m height)	9,710	8,322	80,806,620
3	>5 m height	2	4,020	8,040
	Sub-total	20,524		273,971,040
C3	Medicinal			
1	(> 10 m height)	-	-	-
2	(5-10 m height)	34	8,627	293,318
	Sub-total	34		293,318
C4	Bamboo			
1	(5-10 m height)	207	240	49,680
	Total (C)	23,636		294,699,210

Table A6-6: Other Benefits - Additional 30% compensation for affected fruit bearing trees

SN	Type of Losses	Unit (in nos.)	Rate (in Tk)	Estimated cost 30% (in Tk)
A	Fruit bearing Trees Affected by Transmission Lines			
1	Anwara to Cox Bazaar	870	7,105	1,854,405
2	Dohazari to Cox Bazaar LILO	319	7,105	679,949
3	Teknaf to Cox Bazaar	1,585	7,105	3,378,428
4	Kaliakair to Hi-Tech City	92	7,105	196,098
	Sub-Total (A)	2,866		6,108,879
B	Total Fruit bearing Trees Affected by Land Acquisitions for Sub-stations			
1	230/132/33 kV Anwara Indoor GIS	5	7,105	10,658
2	132/33 kV Cox Bazaar Indoor GIS	-	-	-
3	132/33kV Teknaf Indoor GIS	-	-	-
4	33kv bay extension	-	-	-
	Sub-Total (B)	5		10,658
	Total (A+B)	2,871		6,119,537

Table A6-7: Other Benefits – Special Allowances for Vulnerable and Significantly Affected HHs

SN	Other Resettlement Benefits	Unit (in Nos)	Rate in Tk Per Acre/ sft/ nos	Estimated cost (in Tk)
A	Special allowances for vulnerable households affected by Sub-stations			
1.	Onetime grant of Tk. 10000 per female headed household living below the poverty line	3	10,000	30,000
2.	Onetime grant of Tk. 10000 per male headed household living below the poverty line	1	10,000	10,000
3.	Onetime grant of Tk. 10000 per household headed by elderly over 70 years	14	10,000	140,000
4.	Grant for loss of regular wage income for labors and employees	69	30,000	2,070,000
5.	Compensation for Livelihood loss of fishing activities (unit in MT)	15.5	200,000	3,100,000
		102.50	Total	5,350,000

Table A6-8: Grievance Redress, External Monitoring and Administrative Cost

SL	Loss Item	Total Tk. (in million)	Total USD (in million)
1	Administrative Cost (fees charged by DC for land acquisition) (@7.5% of land rate)	42.53	0.50
2	Administrative cost for TLs @ 2% of RP Cost	6.01	0.07
3	Engagement of INGO	20.00	0.24
4	External Monitoring Consultant (Social & Environment)	3.00	0.04
	Total	71.54	0.84

Breakdown of the Budget for Engagement of INGO

	Cost Component	Costs
1	Staff Remuneration	16,920,000
2	Reimbursable Expenses	3,080,000
	Total Cost (excluding VAT & IT)	20,000,000

Staff Remuneration

Sl. No.	Position	Number	Total man-month	Monthly Rate	Total cost
A. Key Staff					
1	Team Leader/ Resettlement Specialist	1	18	280,000	5,040,000
2	Deputy Team Leader/Social Development Specialist	1	18	220,000	3,960,000
3	Environment Specialist	1	6	200,000	1,200,000
4	Gender Specialist	1	6	160,000	960,000
5	MIS specialist	1	12	100,000	1,200,000
	Sub-total cost of Key Staff				12,360,000
B. Non-Key Expert					
1	Area Manager	1	24	55,000	1,320,000
5	Resettlement Organizers	6	18	30,000	3,240,000
	Sub-total cost of Non-Key Expert	7	42		4,560,000
	Grand Total Cost Staff Remuneration (A+B)				16,920,000

Reimbursable Expenses

	Heads of Expenditure	Unit	Quantity	Unit Cost	Total Tk.
A	Headquarter Level				
1	Office Rent	LS	24	35,000	840,000
2	Computer Purchase	LS	4	60,000	240,000
3	Laptop with Accessories	LS	1	50,000	50,000
4	Office Consumables	Per month	24	3,000	72,000
B	Field Level				
1	Office Rent Field Level (One Office)	Per month	24	10,000	240,000
2	Office Consumables (Stationary and Computer)	Per month	24	2,500	60,000
3	Digital Camera	Nos	1	21,200	21,200
4	Computer with printer	Nos	1	60,000	60,000
5	Furniture	Lump Sum			100,000

	Heads of Expenditure	Unit	Quantity	Unit Cost	Total Tk.
6	Cost of Communications (Telephone, Fax, e-mail etc.)	Per month	24	8,000	192,000
7	Per diem Allowance	Lump Sum			200,000
8	Travel Allowances	Lump Sum			360,000
Sub-total cost (A+B)					2,435,200
C Cost of Staff Orientation and Information Campaign					
1	PGCB Staff Orientation	Lump Sum			100,000
2	Staff Orientation	Lump Sum			50,000
3	Preparation of Information Leaflet	Nos	1,000	6	6,000
4	Information Brochure/Booklet preparation (in Bangla)	Nos	1,000	20	20,000
Sub-total cost (C)					176,000
D Cost of Implementing Tools, Reporting and discussion					
1	ID Cards (Preparation with photo and distribution to EPs).	Nos	248	130	32,240
2	Entitled Persons Files (EP Files) (Preparation of separate files for each EP consisting of all documents)	Nos	248	50	12,400
3	Entitlement Card (EC)	Nos	248	20	4,960
4	Reports Production Cost	Per month	24	800	19,200
5	Photocopy and Scanning Cost	Lump Sum			220,000
6	Arrange meeting/ workshops/Consultation/ FGDs/ Discussions	Lump Sum			120,000
7	Census cost	Lump Sum			60,000
Sub-total cost (D)					468,800
Grand Total of Reimbursable Expenses (A+B+C+D)					3,080,000

Annex 7: List of Trees

SL	Name of the Lines/sub-stations	Timber			Fruits			Medicinal			Bamboo	Total including <5 m height)	Total excluding <5 m height)
		(> 10 m height)	(5-10 m height)	(< 5 m height)	(> 10 m height)	(5-10 m height)	(< 5 m height)	(> 10 m height)	(5-10 m height)	(< 5 m height)			
Transmission Lines													
1	Anwara to Cox Bazaar	6,437	9,066	2,370	273	597	26	-	30	25	48	18,872	16,451
2	Dohazari to Cox Bazaar LILO	79	118	12	27	292	65	-	-	3	-	596	516
3	Teknaf to Cox Bazaar	4,242	479	311	226	1,359	139	-	1	20	111	6,888	6,418
4	Kaliakoir to Hi-Tech City	52	45	32	49	43	42	-	3	13	48	327	240
	Sub Total	10,810	9,708	2,725	575	2,291	272	-	34	61	207	26,683	23,625
Substations													
1	230/132/33 kV Anwara Indoor GIS	2	2	2	2	3	-	-	-	-	-	11	11
2	132/33 kV Cox Bazaar Indoor GIS	-	-	-	-	-	-	-	-	-	-	-	-
3	132/33kV Teknaf Indoor GIS	-	-	-	-	-	-	-	-	-	-	-	-
4	33kv bay extension	-	-	-	-	-	-	-	-	-	-	-	-
	Substation Sub Total	2	2	2	2	3	-	-	-	-	-	11	11
	Grand Total	10,812	9,710	2,727	577	2,294	272	-	34	61	207	26,694	23,636

Annex 8: List of Vulnerable and Female HHs

HH No	Name of Household Head	Mobile No	Village	Mauza	Union	Upazila	District
1.	Md. Isfaq	01815359366	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
2.	Almas Khatun	01888174197	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
3.	Samenara Begum	01842124936	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram
4.	Almas Khatun	01837932549	Dudkumra	Dudkumra	Barashat	Anwara	Chattogram

Annex 9: Replacement Value/Cost of Project Affected Private Land

Table A 9-1: Replacement Value of Project Affected Private Land

SN	Category of loss	Unit (acre)	Rate in Tk Per acre	30% more on present Mauza Rate	Including 200% premium per acre	Total (Tk)	Provisions to fill compensation gaps	Estimated cost (in Tk.)
For Sub-stations								
1	230/132/33 kV Anwara Indoor GIS	20	2,929,600	3,808,480	11,425,440	228,508,800	-	228,508,800
2	132/33 kV Cox Bazar Indoor GIS	10	7,347,600	9,551,880	28,655,640	286,556,400	-	286,556,400
3	132/33kV Teknaf Indoor GIS	5	2,668,000	3,468,400	10,405,200	52,026,000	-	52,026,000
	Sub-total (Land Acquisition)	35						567,091,200
For Transmission Towers								
1	Anwara-Cox's Bazar (N) 230 kV double circuit line	23.3	6,713,444	8,727,478	-	203,350,219	-	203,350,219
2	Cox's Bazar to Teknaf 132 kV double circuit TL	7.41	3,702,400	4,813,120	-	35,680,381	-	35,680,381
3	LILO of Dohazari-Cox's Bazar 132 kV four circuit TL	0.32	10,772,517	14,004,272	-	4,498,683	-	4,498,683
4	Existing Kaliakair SS to Bangabandhu Hi-Tech City 230kV double circuit TL	1.72	31,833,233	41,383,203	-	71,326,325	-	71,326,325
	Sub-total (Compensation as per Electricity Rules 2020)	32.75						314,855,608
	Total							881,946,808

Annex 10: Land price calculation as per Mauza rate for private land

For land price calculation for private land of substations Mauza rate has been considered where the sub-stations will be constructed. As per ARIPA -2017, 200% premium has been added with the Mauza rate. In addition to that additional 30% of mauza rate of land has been considered as the land will be acquired after two to three years from now. As per market survey of land average market rate is less than the rate considered after 200% premium. So, provisions to fill compensation gaps has not been considered under this project.

Annex 11: Average market rate based on PVS survey

Table A 11-1: Land Price of the Study Areas

Sl.	Mauza	Union	Upazila	District	Minimum-Maximum Land price (BDT/Decimal)
1	Dudkumra	Barashat	Anwara	Chattogram	70,000-80,000
2	Khurulia	Jhilangza	Cox's Bazar	Cox's Bazar	180,000-200,000
3	Daskin Hnila	Hnila	Teknaf	Cox's Bazar	60,000-70,000

Annex 12: Sample Monitoring Report Format and Outline

The RP monitoring report may include the following elements:

- A. Executive Summary:** This section provides a concise statement of project scope and impacts, key findings and recommended actions (as applicable).
- B. Background of the Monitoring Report:** This section provides:
- (i) Background/context of the monitoring report which includes information on the project, project components, safeguards categorizations and general scope of the social safeguards' impacts;
 - (ii) Information on the implementation progress of the project activities, scope of monitoring report and requirements, methodology used, reporting period;
 - (iii) Changes in project scope, if any.
- C. Scope of Impacts:** This section outlines the detail of
- (i) Scale and scopes of the project impacts on involuntary resettlements,
 - (ii) Adjusted safeguard measures due to changes in project scope, if applicable. Any update or addendum should be included here,
 - (iii) Vulnerability status of the affected people,
 - (iv) Entitlements matrix and other rehabilitation measures, as applicable, as described in the approved final RP(s).
- D. Status of RP/IPP Implementation:** This section provides detail and progress for the implementation of the RP. This includes various activities and institutional arrangements required prior the finalization and implementation of the RP. This section should have descriptions on:
- (i) **Institutional Arrangement and Capacity:** This section describes the actual implementation, or any adjustment made to the institutional arrangement for implementing and managing the social safeguards issues. This includes the establishment of safeguards unit/ team and appointment of staff in PGCB; implementation of the GRM and its committee; supervision and coordination between institutions involved in the management and monitoring of safeguards issues, the roles of NGO and women's groups in the monitoring and implementation of the plan, if any; budget/fund availability for implementing the GRM, RP; adequacy of PGCB capacity to manage safeguards issues; updated RP implementation schedule, etc.
 - (ii) **Compensation and Rehabilitation:** This section describes the process and progress of the implementation of the land acquisition and resettlement (LAR) and impacts mitigation activities as determined in the RP. This includes payment of the affected assets compensation, allowances, loss of incomes, etc. to the entitled persons; provisions of other types of entitlement as described in the matrix and implementation of livelihood rehabilitation activities as determined in the plan. Quantitative as well as qualitative results of the monitoring parameters should be provided. (e.g., adequacy of compensation rates and timeliness of payments, adequacy and timeliness of IR rehabilitation measures including preparation of the replacement housing sites, house reconstruction, livelihood support measures, and

training, etc.). Any discrepancies that may occur from the approved RP during the implementation should be explained.

- (iii) **Disclosure and public consultation:** This section describes public disclosure and consultations activities during the project's implementation as agreed in the plan. This includes final consultations with APs during RP finalization after the completion of detail design; the numbers of activities conducted; issues raised during consultations and responses provided by the project team, implementing NGOs, project supervision consultants, contractors; project reports posted on website, etc.
- (iv) **Grievance Redress Mechanism (GRM):** This section described the implementation of project GRM as design in the approved RP. The monitoring and evaluation include its readiness, effectiveness, procedures, complaints receive, timeliness to resolve issues/ complaints and adequacy of resources provided to solve the complaints. Special attentions should be given if there are complaints received from the affected people or communities.

E. Summary Monitoring Results and Key Findings: This section describes the summary and key findings of the monitoring activities. The results are compared against previously established benchmarks and compliance status or resolutions/follow up of previously identified issues. It also compared against the objectives of safeguards or desired outcomes (e.g., IR impacts avoided or minimized; livelihood restored or enhanced).

F. Compliance Status: This section summarizes the compliance status of the project activities with the loan covenants of AIIB.

G. Follow up Actions, Recommendation and Disclosure: This section describes recommendations and further actions or items to focus on for the remaining monitoring period. If noncompliance or any major gaps identified, include the recommendation of corrective action plan. It also includes lesson learned for improvement for future safeguards monitoring activities. Disclosure dates of the monitoring report to the affected communities should also be included and as needed, a time-bound summary table for required actions.

H. Appendices:

- (i) List of Affected Persons and Entitlements
- (ii) Summary of the survey results (from the external monitor)
- (iii) Copies of AP' certification of payment (signed by the APs)
- (iv) Summary of minutes of meetings during public consultations
- (v) Summary of complaints received and solution status.

Photographs of the affected areas, consultation meetings, housing reconstruction activities, etc.

Annex 13: Public Consultation and Focus Group Discussion

Public Consultation-1 (Attendance Sheet)

Transmission Infrastructure Development of Southern Area of Chattogram Division and Bangabandhu Hi-Tech City at Kaliakoir Projects

PUBLIC CONSULTATION MEETING

Attendance Sheet

Date: ০৭.০৭.২০২০ Time: ৫:০০ টা Venue: পাবলিক হাউস, কুমিল্লা

SL	Name	Designation/Occupation	Mobile	Signature
০১	সুজনী কান্ত	চিফট		
০২	আবির হোসেন	কম্পিউটার		-
০৩	ইসরাত হোসেন	কম্পিউটার		
০৪	সুজনী কান্ত	কম্পিউটার		
০৫	আবির হোসেন	কম্পিউটার		
০৬	ইসরাত হোসেন	কম্পিউটার		
০৭	সুজনী কান্ত	কম্পিউটার		-
০৮	আবির হোসেন	কম্পিউটার		
০৯	ইসরাত হোসেন	কম্পিউটার		
১০	সুজনী কান্ত	কম্পিউটার		
১১	আবির হোসেন	কম্পিউটার		
১২	ইসরাত হোসেন	কম্পিউটার		
১৩	সুজনী কান্ত	কম্পিউটার		
১৪	আবির হোসেন	কম্পিউটার		
১৫	ইসরাত হোসেন	কম্পিউটার		

SL	Name	Designation/Occupation	Mobile	Signature
১৫	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
১৬	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
১৭	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
১৮	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
১৯	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২০	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২১	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২২	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২৩	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২৪	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২৫	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২৬	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২৭	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২৮	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
২৯	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
৩০	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
৩১	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		
৩২	শ্রী: মনিরুজ্জামান	ফিল্ড অফিসার		

Public Consultation-1 (Pictures)



Public Consultation-2 (Attendance Sheet)

Transmission Infrastructure Development of Southern Area of Chattogram
Division and Bangabandhu Hi-Tech City at Kaliakoir Projects

PUBLIC CONSULTATION MEETING

Attendance Sheet

Date: ২৭.০৬.২০২০

Time: ২:৩০-৪:০০

Venue: বাংলাদেশ কৃষি বিশ্ববিদ্যালয়

SL	Name	Designation/Occupation	Mobile	Signature
01	এনামুল হক	মিষ্টান্ন		
02	আব্দুল হক	কৃষিকার		
03	আব্দুল হক	কৃষিকার		
04	আব্দুল হক	চাকরি		
05	আব্দুল হক	কৃষিকার		
06	আব্দুল হক	ডাঙার		
07	আব্দুল হক	কৃষিকার		
08	আব্দুল হক	কৃষিকার		
09	আব্দুল হক	কৃষিকার		
10	আব্দুল হক	কৃষিকার		
11	আব্দুল হক	কৃষিকার		
12	আব্দুল হক	কৃষিকার		
13	আব্দুল হক	কৃষিকার		
14	আব্দুল হক	কৃষিকার		

Public Consultation-2 (Pictures)



Public Consultation-3 (Attendance Sheet)

Transmission Infrastructure Development of Southern Area of Chattogram
Division and Bangabandhu Hi-Tech City at Kaliakoir Projects

PUBLIC CONSULTATION MEETING

Attendance Sheet

Date: ১১. ০৭. ২০২০

Time: ১২:০০ PM - ১:০০ PM

Venue: মনোমুখ, কালিকোইর

SL	Name	Designation/Occupation	Mobile	Signature
০১	মুহম্ম জামিক	কৃষক		
০২	বনি কামরুজ	চাকুরী		
০৩	মাহিউজ্জিন	কৃষক		
০৪	সাব্বিন হুসাইন	চাকুরী		
০৫	বনি কামরুজ	চাকুরী		
০৬	মুহম্ম জামিক	গার্ভী চাকুরী		
০৭	মাহিউজ্জিন	কৃষক		
০৮	মির্জা জামিক	চাকুরী		
০৯	মাহিউজ্জিন	কৃষক		
১০	মুহম্ম জামিক	কৃষক		
১১	আব্দুল আজিজ	কৃষক		
১২	মাহিউজ্জিন	কৃষক		
১৩	সাব্বিন হুসাইন	চাকুরী		
১৪	মির্জা জামিক	কৃষক		

Public Consultation-3 (Pictures)



FGD-1 (Attendance Sheet)

Transmission Infrastructure Development of Southern Area of Chattogram Division and Bangbandhu Hi-Tech City at Kaliakoir Projects

FOCUS GROUP DISCUSSION (FGD) MEETING

Target Group:

Attendance Sheet

Date: ০৮.০২.২০২০

Time: ১১:০০ - ১১:৪৫

Venue: সোমপুরিয়া, বাঙ্গালার

SL	Name	Occupation	Gender	Mobile No.
1	ফার্মা ডেপুটি থান	কৃষিকার্য	পুরুষ	
2	মো: রফিক	কৃষিকার্য	"	
3	শাহা আলী	কৃষিকার্য	"	
4	মো: রফিক থান	স্বাধীন	"	
5	মো: জাহা আলী	কৃষিকার্য	"	
6	মো: মোহাম্মদ	কৃষিকার্য	"	
7	মো: মদনুর আলী	কৃষিকার্য	"	
8				
9				
0				
1				
2				

FGD-1 (Pictures)



FGD-2 (Attendance Sheet)

**Transmission Infrastructure Development of Southern Area of Chattogram
Division and Bangbandhu HI-Tech City at Kaliakoir Projects**

FOCUS GROUP DISCUSSION (FGD) MEETING

Target Group:

Attendance Sheet

Date: ১০.০৭.২০২০ Time: ১০:৩০-১১:৩০ Venue: পূর্ব সুষ্ঠাবন্দু, কক্সবন্দার

Sl	Name	Occupation	Gender	Mobile No.
1	শ্রী: আশির হোসেন	কৃষিকার্দ	পুরুষ	
2	শাহজুব হোসেন	কৃষিকার্দ	পুরুষ	
3	শ্রী: তালুক	কৃষিকার্দ	পুরুষ	
4	আশির উদ্দিন	কৃষিকার্দ	পুরুষ	
5	আনিসগীর হোসেন	কৃষিকার্দ	পুরুষ	
6	জুব্বার আলম	কৃষিকার্দ	পুরুষ	
7	ফিরদাউ হোসেন	কৃষিকার্দ	পুরুষ	
8				
9				
0				
1				
2				

FGD-2 (Pictures)



FGD-3 (Attendance Sheet)

**Transmission Infrastructure Development of Southern Area of Chattogram
Division and Bangbandhu Hi-Tech City at Kaliakoir Projects**

FOCUS GROUP DISCUSSION (FGD) MEETING

Target Group:

Attendance Sheet

Date: 23/08/2020 Time: 2:45-3:30

Venue:

বাংলা বিজ্ঞান
- কম্পিউটার, কলকাতা

SL	Name	Occupation	Gender	Mobile No.
1	আব্দুল আলম	চাকুরি	পুরুষ	
2	আব্দুল আলম	কৃষক	পুরুষ	
3	আব্দুল হক	কৃষক	পুরুষ	
4	আব্দুল হক	কৃষক	পুরুষ	
5	আব্দুল আলম	ডি.এন.পি.চালক	পুরুষ	
6	আব্দুল হক	শিক্ষক	পুরুষ	
7	আব্দুল হক	ব্যবসায়ী	পুরুষ	
8	আব্দুল হক	কৃষক	পুরুষ	
9	আব্দুল হক	ফুটবলার	পুরুষ	
10	আব্দুল আলম	স্বাক্ষর	পুরুষ	
11	আব্দুল হক	ব্যবসায়ী	পুরুষ	
12	আব্দুল আলম	চাকুরি	পুরুষ	

FGD-3 (Pictures)



FGD-4 (Attendance Sheet)

**Transmission Infrastructure Development of Southern Area of Chattogram
Division and Bangbandhu Hi-Tech City at Kaliakoir Projects**

FOCUS GROUP DISCUSSION (FGD) MEETING

Target Group:

Attendance Sheet

Date: 17.08.2020 Time: 5:00 PM - 6:00 PM Venue: Hnila ^{Ali Khali, Teknaf}

SL	Name	Occupation	Gender	Mobile No.
1	শ্রীমান কামাল	চাকরি	M	
2	মুহাম্মদ হোসেন	চাকরি	M	
3	শ্রী: মোস্তাফিজ হোসেন	চাকরি	M	
4	শ্রীমান হোসেন	চাকরি	M	
5	মুহাম্মদ হোসেন	চাকরি	M	
6	শ্রীমান হোসেন	চাকরি	M	
7	শ্রীমান হোসেন	চাকরি	M	
8				
9				
10				
11				
12				

FGD-5 (Attendance Sheet)

**Transmission Infrastructure Development of Southern Area of Chattogram
Division and Bangabandhu Hi-Tech City at Kaliakoir Projects**

FOCUS GROUP DISCUSSION (FGD) MEETING

Target Group:

Attendance Sheet

Date: ২১.০৭.২০২০

Time: ১১:০০ AM - ১২: PM

Venue: জুলাহাট, কালিয়াকৈর

SL	Name	Occupation	Gender	Mobile No.
1	আইয়ুব আল	M	আবু	০১৪৫৩১৩২৪৪
2	আবুল কালাম সরকার	M	কুমার	০১৪৩৫৫৭০৩৭
3	শুভাঙ্গা কুমার সরকার	M	কুমার	০১৪৪১৪৬৭৭৫
4	নয়ন হোসেন	M	আইয়ুব আল	০১৪৫৪৭০৭১১
5	নিউন হোসেন	M	কুমার	০১৪৬৫৫৬৩৫৭
6	শিউল কান্তার	F/M	কুমার	০১৭১১৫৪২৬৭
7	আবুল কালাম	M	কুমার	০১৪১৬৬৫১১১
8	আবুল কালাম	M	কুমার	০১৭১৬৭৭২৫২২
9	শুভাঙ্গা কান্তার	M	কুমার	০১৭৫৩৪৭৭৭৩৭
10	শুভাঙ্গা কান্তার	M	||	০১৭০৩৫২৩১৫
11	আবুল কালাম	||	কুমার	-
12	শিউল কান্তার	F/M	||	০১৭০৪৪৭০৭০৫

FGD-5 (Pictures)



FGD-6 (Attendance Sheet)

**Transmission Infrastructure Development of Southern Area of Chattogram
Division and Bangbandhu Hi-Tech City at Kaliakoir Projects**

FOCUS GROUP DISCUSSION (FGD) MEETING

Target Group:

Attendance Sheet

Date: ২১.০৭.২০২০

Time: ২:৪০ PM

Venue: বাসভাণ্ডার, নদীতলা, কালিকোইর

Sl	Name	Occupation	Gender	Mobile No.
1	শ্রী: সুমিত্রা রায়	কৃষক	মুগ্ধ	
2	শ্রী: সুমিত্রা রায়	যেকানিক	"	
3	শ্রী: হানিক	কৃষক	"	
4	শ্রী: হানিক হোসেন	কৃষক	"	
5	শ্রী: হানিক হোসেন	কৃষক	"	
6	শ্রী: হানিক হোসেন	স্বাধীন কৃষক	"	
7	শ্রী: হানিক হোসেন	চাষ	"	
8				
9				
0				
1				
2				

FGD-6 (Pictures)



Annex 14: Mauza Documents

২০২৫ খ্র
পাতা নং- ১
চট্টগ্রাম জেলার আনোয়ারা উপজেলাধীন আনোয়ারা সাব-রেজিস্ট্রি অফিসের ২০১৭ খ্রি : সনের জন্য প্রযোজ্য প্রতিটি মৌজার শ্রেণী ভিত্তিক প্রতি শতক জমির বাজার মূল্যের তালিকা :

ক্রমং	মৌজা	নাল	জিটি	দোকান জিটি	বাড়ী	পুকুর	খাই	খিলা	বাগান	অন্যান্য
১.	আনোয়ারা	১২৫৯৭২	১৮৪৪১৮	১৭০০০০	২৬০৫৫৩	১৬৩৩৬৫	১৯৩২৩৮	৫৭১৪৩	৯৮৬৬৬	পতিত ২৫০০০
২.	আইরমঙ্গল	৩২৭৭১	১৪০০০	...	২৫৬৬৭	৭০০০০	১৪০০০	...	১৩৫০০	...
৩.	ইছাখালী	৪৫৮৮৯	৫০০০০	৩৫০০০	৩২৭৫০	৪০০০০	৪০০০০	...	২২০০০	মুদত ৭৫০০
৪.	উঃ পরুয়া পাড়া	৩২৫৩৫	২১৪৬৭	...	৩১৬২৫	১২০০০	১২০০০	...	২২০০০	মুদত ৯৯৩৩
৫.	ওলঘর	৭৭৭০৮	৬৪০০০	...	৭৪৯৫২	৫৭৮৪৬	...	...	৬২৪৬০	বাঁশঝাড় ১০০০০০
৬.	ওবখাইন	৩২০৪৫	৬২৪৬০	...	১১৩৬০০	৩৫০০০	৩০০০০	...	১৬৭০৩	...
৭.	কৈখাইন	১৪১৬১	১৪৪৩৩	...	৩২৪০০	২১৭৫০	...	...	১৪৪৩৩	বাঁশঝাড় পাউতি ৪৮২০ ৬৬৬৭
৮.	কৈনপুরা	২৫৯৯৩	৫০০০০	...	১২৬০০০	১১১৬৮৮	১০০০০	১০০০০	১৫৮৬২	পাউতি ৫০০০
৯.	কৈয়াগড়	২০৫৪৩	৩০০০০	...	২৪৩৩৩	১২৫৫৫	৫০০০	...	২৬৬৬৬	...
১০.	কুনিরবিল	২২১৯২	১২৮৬২	...	২৫৩৩৩	৭৫১৮	৪০০০	...	২০০০০	...

প্রস্তুতকারক

মোকাবিলাকারক

মোহাম্মদ নজরুল ইসলাম
মোহরার ৭/১২/১৬
সাব-রেজিস্ট্রারের কার্যালয়
আনোয়ারা, চট্টগ্রাম।

সদস্য
সহকারী
সাব-রেজিস্ট্রারের কার্যালয়
আনোয়ারা, চট্টগ্রাম।

সাব-রেজিস্ট্রার, বাঁশখালী
ও সদস্য
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

সাব-রেজিস্ট্রার, আনোয়ারা
ও সদস্য সচিব
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

উপজেলা ভাইস চেয়ারম্যান (মহিলা)
ও উপদেষ্টা
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

জেলা রেজিস্ট্রার, চট্টগ্রাম
ও সভাপতি
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

আলী আহমদ
জেলা রেজিস্ট্রার
চট্টগ্রাম।

পাতা নং- ২

ক্রমণং	মোজা	নাল	জিটি	দোকান জিটি	বাড়ী	পুকুর	খাই	বিলা	বাগান	অন্যান্য
১১.	খাসখামা	২৭১৯৯	১৩০০০	...	২৩১৪৩	১৭১৬৭	১৮০০০	...	১২৬৯২	...
১২.	খুরুকুল	২৫২৯৬	১৫০০০	...	২৬০০০	৯২৫০	৯৫০০	...	১৪৪৫৭	...
১৩.	খোর্দ গহিরা	১৯৪৮২	৭৮১৭	...	১০০০০	৫০০০	৫০০০	...	৭৮১৭	...
১৪.	বিলপাড়া	২৩০৭৯৮	৮৫৯৭৮	...	৯৫৬০০	৫০০০০	৫৬০০০	...	৮৬০০০	...
১৫.	গহিরা	২৫৪৭৩	৩০৭৫০	...	৩২৬০৯	৯৮২৫	২৩৫৭	৩১২০৩	৩১০০০	বাশঝাড় ৩২৫০০ চর ২৭২৫৯
১৬.	গুজরা	৩৫৬৭৩	২৪৪৫১	...	৩০০০০	৩৭৪২৩	৯৩৩৩	১২০০০	৩৬০০০	...
১৭.	গোবাদিয়া	৭১৫৭০	৩২২৬০	...	৩৯৪১৭	৫০০০০	৮০০০	২৫০০০.	...	...
১৮.	গুন্দীপ	২১২৫০০	১১২০০০	...	১৬০০০০	৪১০০০	১০০০০	...	...	...
১৯.	গুয়াপঞ্চক	৮৯৯১৫	১৩৪০০০	১০৩০০০	১৭৫৩৭৮	৮৪০০০	২৬০০০	১২০০০	৩৭৬৬৭	বাশঝাড় ১২০০০ গাউন্ডি ১১৪১১
২০.	চাতরী গুরুত্বপূর্ণ	২১১৩২৯	১৬৬০০০	...	২১৮০০০	৬৫১৯১	৩০০০০	৩০০০০	২০০০০	...
	চাতরী কম গুরুত্বপূর্ণ	৪৬৬৪৬	১১৩০০০	...	১২৯৫০০	৬৪০০০	৩০০০০	১৪৩৩৩	২০০০০	...
২১.	চাঁপাতলী	৭৯২১৩	৭২০৮৪	...	১১৩২৬৭	১৫০৩৯৫	৫০০০০	১৪৩৫৮	৫৭০০০	ছনখোলা ২২৫৫৫ বাশঝাড় ৭৮০০০
২২.	চালিতাতলী	২৩৩১৬	২৫০৯১	...	২৮০০০	১৭০০০	১৬৬৬৬	...	...	বাশঝাড় ২৫০০০ জোবা ২৭০০০
২৩.	চর পুকুরিয়া	২০৩৯৩	১৮০০০	...	২০০০০	৩৫০০	১৩০০০	...	...	...
২৪.	চেনামতি	১৫৫১০	৬৫৭১	...	৭৮৮৫	...	...	...	৭০০০	...
২৫.	চুন্নাপাড়া	২২৪০৩	১৯০০০	...	২২১২৫	১৫২৮৬	১২০০০	...	১৮২০৭	...

প্রস্তুতকারক

মোকাবেলাকারক

হা. নজরুল ইসলাম

মোহরার ৭/১২/১৬
সাব-রেজিস্ট্রারের কার্যালয়
আনোয়ারা, চট্টগ্রাম।

সহকারী

সাব-রেজিস্ট্রারের কার্যালয়
আনোয়ারা, চট্টগ্রাম।

সাব-রেজিস্ট্রার, বাশখালী

ও সদস্য
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

সাব-রেজিস্ট্রার, আনোয়ারা

ও সদস্য সচিব
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

মোঃ হাদিস

উপজেলা ডাইস চেয়ারম্যান (মহিলা)

ও উপদেষ্টা
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

জেলা রেজিস্ট্রার, চট্টগ্রাম

ও সভাপতি
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।
আলী আহমদ
জেলা রেজিস্ট্রার
চট্টগ্রাম।

ক্রমং	মোজা	নাম	জিটি	দোকান জিটি	বাড়ী	পুকুর	খাই	খিলা	বাগান	অন্যান্য
২৬.	হিরাবটতলী	৮৪৪৪	২০০৩১	...	২২৬৬৬	১০৩৬২	...	২০১১২	...	...
২৭.	জুইদভী	২৫০৬৯	১৭১০০০	৪২৫০০০	২২৪১৭	১৫২৫০	৪০০০	...	৮৭১৩	ফাউন্ডী ১২০০০
২৮.	বিওরী	৭২৩৬৭	৪৮০৩২	...	৬৯৩৩৩	৮৭৮৬৭	২৫০০০	...	...	...
২৯.	ডুমুরিয়া	৪৩৩৪৬	৪৪৪০৩	...	৫৩৫০০	৩২৫০০	১৩০৩০	...	...	...
৩০.	ভূনাতলী	১৪১৬৬	১৭০০৭	...	২০২০৮	...	...	২৫০০০	...	...
৩১.	তৈলারদীপ	৩০৩০৬	১৫০০০	...	৩৩৩০৫	১০০০০০	১১৬২৫	৭৬৫০০	১১৭৫০	পথ বাঁশবাড় ১২০০০, ১৬৬০০
৩২.	তালসরা	১৭১৮৫	১৫৯৫২	...	১৮০০০	১৭৯৭৪	...	...	২০০০০	মুদত ৭০০০
৩৩.	তাতুয়া	১৭৯২১	১৪৭৭১	...	১৮০০০	৩০০০	২০০০	৩০০০	...	পাউন্ডি ৬৫৪৫
৩৪.	তেকেটা	৬৭৮৫৫ (সংশোধিত)	৫২১২৫	...	৫২০০০	৪০০০০	৪৫০০০	...	১৬৪৬৩	পতিত জোবা জমল ১৩৩৩৪ ৪০০০০ ১৬৮০০
৩৫.	তিশরী	২৫৮৩৬	১৪০০০	...	১৭০০০	১৭০০০	৪০০০	...	...	মুদত ১৯৬৬৬
৩৬.	দেওতলা	৪৪৫৪০	২৮৮৭২	...	৩৬০০০	৪০০০০	...	...	...	...
৩৭.	দ: পরুয়াপাড়া	১৮৯৪৯	১৮০০০	...	৫০০০০	৩৫৮৪৬	৫০০০০	৪৪২৯	২০০০০	...
৩৮.	দুধকুমড়া	২৯২৯৬	২৮৫৭২	...	২২০৭১	১৭৪৬৭	২৫১০০	৬৬৬৭	...	...
৩৯.	ধানপুরা	৩৭৭০০	১৫৯৯১	...	৫০০০০	৬৫০০	...	...	...	...
৪০.	নলদিয়া	২৯০৮৯	১৯২৯০	...	৩০০০০	...	...	...	১৬২৯০	...

প্রস্তুতকারক

মোকাবিলাকারক

আহমদ আলী আহমদ
সহকারী
সাব-রেজিস্ট্রারের কার্যালয়
আনোয়ারা, চট্টগ্রাম।

৯/১২/১৬
সাব-রেজিস্ট্রারের কার্যালয়
আনোয়ারা, চট্টগ্রাম।

দিলীপ ক্রান্তি হোসেন
সহকারী
সাব-রেজিস্ট্রারের কার্যালয়
আনোয়ারা, চট্টগ্রাম।

আহমদ আলী আহমদ
সাব-রেজিস্ট্রার, বাঁশখালী
ও সদস্য
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

আহমদ আলী আহমদ
সাব-রেজিস্ট্রার, আনোয়ারা
ও সদস্য সচিব
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

আহমদ আলী আহমদ
উপজেলা আইস চেয়ারম্যান (মহিলা)
ও উপদেষ্টা
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।

আহমদ আলী আহমদ
জেলা রেজিস্ট্রার, চট্টগ্রাম
ও সভাপতি
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।
আলী আহমদ
জেলা রেজিস্ট্রার
চট্টগ্রাম।

পাতা নং- ৪

ক্রমিক	মৌজা	বাল	জিটি	দোকান জিটি	বাড়ী	পুকুর	খাই	খিলা	বাগান	অন্যান্য
৪১.	নৈদত্তী	১৬৫৭৪	১৫৪৮৬	...	১৮৫৮৩	৫৫০০	৭০০০	...	...	...
৪২.	পশ্চিম বরৈয়া	৩৩৭০০	২৮০০০	...	৩৩৬৬৭	২৫০০০	৭৩৩৩	...	...	...
৪৩.	প: ভুলাতলী	৪৯২০০	২৩০০০	...	২৭৬০০	৪২১০	...	৪২৮৫৭	...	...
৪৪.	পাটনিকোঠা	২৮০৯৩	১৪০৪৭	...	১৬৮৫৭	১৯৮৩০	৩৫০০	...	৪২৫০	...
৪৫.	প: কন্যারা	৫০১৮০	৩৬০০০	...	৪১৯৫৫	১৬৬১০০	...	...	...	...
৪৬.	গরৈকোড়া	২৯৮৯৮	৪০০০০	...	৩৩০০০	৪৭১৬৭	৪০০০	...	৫১৫০	...
৪৭.	পশ্চিমচাল	১৮২২৬৯	১৪৯৯২০	...	১৯২৫৭১	২৯২৫৭১	১১০০০০	১৩০০০	৯৪১৮৬	বাঁশঝাড় ১৩০০০
										পার্জি ৪০০০০
										পতিত ৮৫২০০
৪৮.	পূর্ব কন্যারা	৩৬২১৮	১৩৯৩৭	৪০০০০০	২৬২৮৬	৬৮০৩৭	২৮১৬৩	৩৫০০	৫৩৫২	পতিত ৩৫১৪
৪৯.	পীরখাইন	৬৫৭২৪	১০০০০০	...	৩০০০০০	১২৮০০০	৪১০০০	৭৭১৬	...	...
৫০.	পূর্ব বরৈয়া	৩৭৬০৩	৩৬৩৮২	...	৬০০০০	১৮২৮৫	...	১০৫০০	৩১২৫০	...
৫১.	পূর্ব ভুলাতলী	৩১৭১৩	২৫০০০	৩৫০০০	৫২০০০	১১৩৩৩	...	...	...	বাঁশঝাড় ৩৮০০
৫২.	ফুলতলী	৪৪৮৯৬	৪৩৪৪৩	...	৫২১৩২	৬৫০০	৭০০০	৪৪৩৬৩	...	...
৫৩.	বুরুমচড়া	৪২৬৬৩	৭৮৭১৬	...	৯৬৩৬২	৩২২৬৩	৩৪০০০	৯৩৩৩	৭৬০০০	মদুত ৪০০০০
										পথ ভূমি ৩৫০০০
৫৪.	বাথুয়া পাড়া	১০৮৩২	১৩৩৩৩	...	১৬০০০	২৬৬৮	...	৬০০০	...	...
৫৫.	বদলপুরা	১১৪১৬৭	৯৩৭৫০	...	১১৩৭৮৯	৫০০০০	...	৯৪৬৫৪	২৭৭৭৭	...

প্রস্তুতকারক

মোকবিলাকারক

মোহাম্মদ নজরুল হুসাইন

মোহাম্মদ নজরুল হুসাইন
সাব-রেজিস্ট্রারের কার্যালয়
আনোয়ারা, চট্টগ্রাম।মদনীণ ক্রান্তি
সহকারী
সাব-রেজিস্ট্রারের কার্যালয়
আনোয়ারা, চট্টগ্রাম।সাব-রেজিস্ট্রার, বাঁশখালী
ও সদস্য
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।সাব-রেজিস্ট্রার, আনোয়ারা
ও সদস্য সচিব
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।উপজেলা ভাইস চেয়ারম্যান (মহিলা)
ও উপদেষ্টা
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।জেলা রেজিস্ট্রার, চট্টগ্রাম
ও সভাপতি
বাজার মূল্য নির্ধারণ কমিটি,
আনোয়ারা, চট্টগ্রাম।
আলী আহমদ
জেলা রেজিস্ট্রার
চট্টগ্রাম।

ককন্দবাজার সদর সাব-রেজিষ্ট্রী অফিসের ২০১৭ ইং সনের শ্রেণী ভিত্তিক শতক প্রতি মৌজা রেইট :

২০২০

ক্রম	মৌজার নাম	নাম	জিটি	বাড়ী জিটি	দোকান জিটি	জমা/ভোবা	বিলা	মাঠ	ছনগোলা	পতিত	পুকুর	খাই	পাউজী	বাগান	লবণ মাঠ	পুকুর পাড়	পান বরজ	ওম বাগান	শিট	জমল	বাল
১	২	৩	৪	৫	৬	৭	৮	৯	১০	১১	১২	১৩	১৪	১৫	১৬	১৭	১৮	১৯	২০	২১	২২
০১	ককন্দবাজার	১১০৮৯০৭	১৯৩৯০৫০	২৪৪৫৬২৭	৩৭২৬১৪৫	৩৯৯৮৪	৮৩৫৮৯৪	--	২১৬৯১৬	৫১১৯০৭	১৫৬৭৫৩৬	৮৫৪৪৬০	--	৮৬৪৮০৭	--	৬৪৭৫৪৫	১০৫৬৬৬	১৪৩৬৩৬৪	--	৪৮৩০০০	২০৭০০০
০২	বিলংগা পৌরসভা	৬৯০৯৩০	১১০৫৩৩৫	১১৫৮১৫০	৬৯৩৪৫৫৮	১০০০০০০	৪১৫৬৩২	--	২৬৩৬৩৬	৬৪৪৪৬৮	৩৪৯৪০৮	২০৬১৮৫	২৮৭১৮৮	৫৬২৮৩৯	৫৫৬৫০	--	২৩৫৫৫৫	--	--	৮৫৬২৩৭	--
০৩	বিলংগা	৪৩৭৯৯১	১১৬৮০৫৬	৯৮৭৭৪০	৮৮০০৫০	২০০৫৮৯	৪৫৩৫৬৩	--	৪৭২৫৩১	৩৮৯৫০৮	২৭২০০০	২২৫২৫২	২৬১২৫০	৪৭১৮৮০	৩২৮৫৮	--	৩৯২৬৬২	--	--	১৫০০০০০	১৭২৫০
০৪	দুর্গা	১৫২৯৫৮	৯১৫৭৫	১৯৬৪৪৬	২৩৬১৩৫৭	৩৫৬৪৫	২২১৯৮৫	--	১৭৭২	১৫১৪০৯	১৮৫৫৩৩	১৮৫৮৭২	১৬২৯৫৪	২৬২০২৫	৩২৮৫০	--	--	--	--	৩০০০	--
০৫	খরুদিয়া	৭৩৪৭৬	৪১৩১১৪	৪৪৫৪৪৩	৩১৩০০০	৩৬৬৭৭	৫০০০০০	--	১০৭৬	১৭৩৩৩	৪৯৮৪২	৩৫৮৪৩	৯৬৪৬৬	১১৬৬৬৭	--	২২৭৫৫	--	--	--	--	--
০৬	পি.এম.বাগী	৪৬৩৮০	৮৮২০৩	৬৫৬২৫	--	১১৪৪৫	৪৬৭৬১	--	৮০০	৮২২২	১১২৯২৫	১০৬৬৬৬	১৬৬২২	৪৯৬৬৭	৮৫০০	৩০০০০	১৭৫০৭৩	--	১০৬০৬১	৭২০০	৫১৬৯
০৭	চৌফলদত্তী	২১২০২	৪৭৬৪১	২১১৬৩৪	--	১১২০০	২০০০০	--	৪০৫১	৪০০০	৭৪৩৫৯	১১০০০০	১২৬২৩০	১০০০০০	৯২৪০০	--	--	--	--	৬০০০	১০২১২
০৮	কুরুশুঙ্গ	৮৩৩৮০	১৫৮৬৯৮	১৮৭১১৪	৩০০০০০	১০৮৬৬৬	৯৭৮০৯	২০০৮৭	৩৮৫১	৩৬৫০৫	১০৭১৪৭	৬৭৩৭৭	১১৫৬৫৩	১৬৭০৮৫	১৩৪৭১	১০০০০০	৯৩০৬৫	--	--	১৩১৭৭	১০৫০০০
০৯	পোকখালী	২৭৪৯৩	১৪৪৬৬৪	১৭৮৯৪০	--	৫৩৫৯	১৫৯৫৭	--	৪৬২৭	৩৭০০	২৮৬৬১	২৬০০০	২৪২০২	--	১৪৯২৩	--	--	--	--	--	১৭২৮৫
১০	ডাকুয়াখালী	২৩১৫৫	২৮৪৮২	২৮৮৮০	--	৫২০০	১৭১৭৩	--	৪০৫০	৫২৫০	২১৭৫৮	৮৪৮৮	৩৫৯৪৮	১০৩৭২৮৮	১৫১৩৪	--	২২৫৫০	--	--	৪৫০০	১২৭৮৩
১১	তেতৈয়া	৩৩৩১৮	২৬৩১৬	৩৭৯০২	--	২১৭৩২	২৪১৫১	--	৪৬০০	২১১৭৬	২১০৫৩	৩৯৫৭১	৬০২০৬	৪১৬৬৭	৬২৮৪৫	--	১২২০০	--	--	৮৫১০	৯৩৭৫০
১২	ইছাখালী	২৪৮৮৪	১৩৬৬০৮	৯০১৯১	১০০৮৩১	৪০৫০	১১২৫০	--	৪৪৫০	৮৭২৩	২০০০০	৪৭৬২	--	--	১৮০৮১	--	--	--	--	--	৮১০০০
১৩	মাছুয়াখালী	২৭৬৯৩	১৫৯০৯১	৩৪৩৮৬০	৩৪৪৪৪৫	৪৭০০	২১৭৩৮৭	--	৩৭০০	৩৬০০	৭১৪২৮	২৭৭৭৬	৮৪৮৫	৬০০০	--	--	--	--	--	৯০০০	--
১৪	গোন্দালী	২৪৬১৯	১৪৭৮২	৪৪৯১৬	৫০৫০	৭০০০	৯৮৮৪২	--	১১২৫০	--	৪৩৯৫২	৬০০০০	৭৫০০০	--	১৩২৩৮	--	--	--	--	--	৩৪৭৩৭
১৫	বোলাখালী	২৯৪২৫	১৮৬১৫	৫৫০২০	--	৫৫০০	২৫৭৫২	--	২৪৫০	২৭৫০	৩০০০০	৮৩৩৯	১৮০০০	--	৭২২২	--	২৬৫০	--	--	--	--
১৬	ডাকুয়াখালী	২৫৭৪৪	৩৬৪৭৭	৭৩৬৬৯	১৫০০০	৪০০০	৫৮৮৩	--	২৪৫০	২৭০০	১০৪৪৫৯	১৩১২৭	৪০৬০৬	--	--	--	--	--	--	১২৭৫৭	৪০৮৭২
১৭	নগাঁওখালী	২১০২৩	২৪১৭৩	৩৩৬৫৪	১১০০০০	১৫৫৯২	৪৬৯৭৯	--	৩২০০	৬০০০০	৭৪২২৩	৫০০১১	১৭৪৪০	২৭০১০০	১৭৬৭২	৬৩৩৩	--	--	--	২০০০০	১৫৯১৮
১৮	তোতকখালী	১৮৩১৩	২৩৭৯৬	১০১৮৬৭	--	২৭০০	৯২২৭	--	১৪৫০	২৪০০	৪৬০৬৪	৫০৩৭৬	৩০০০	৩৫০০	২০৯২০	--	--	--	--	৮৮১২৩	৪৫৪৫
১৯	নগাঁওখালী	১৭৮৪৩	১২৫০০	১৯০৯২	--	৩০০০	৩০০০০	--	১৭৫০	১৪২৮৫	--	--	১৫০৬৮	--	--	--	--	--	--	৪০০০	--

২২/১০/১৭

কক্সবাজার জেলার টেকনাফ সাব-রেজিস্ট্রী অফিসের ২০১৭ ও ২০১৮ ইং সনের মৌজাওয়ারী
প্রতি শতাংশ জমির শ্রেণী ভিত্তিক সর্বনিম্ন বাজার মূল্য তালিকাঃ-

ক্রঃ নং	মৌজার নাম	নাল	দোকান ভিটি	ভিটি	বাড়ী ভিটি	আবাসিক জমি	পুকুর	পাউন্ডি	খিলা	টিলা ও পতিত	খাই ডোবা /খাল/জলা	কাটি গোদা	পাহাড় ও বালির চর	জঙ্গল	পান বরজ	বাগান	খামার বাড়ী	বিল	মস্তবা
১	২	৩	৪	৫	৬	৭	৮	৯	১০	১১	১২	১৩	১৪	১৫	১৬	১৭	১৮	১৯	২০
০১	টেকনাফ (১) পৌরসভা	২,১৪,০৫০/-	১০,০৮১৭০/-	২,০৬,৬৫০/-	১,৯৪,৪৭০/-	* ৪,৯২,৪৭০/-	১,৮৬,৯৮০/-	৮২,৩৬০/-	১,৫০,৩৭০/-	১৯,৩৮৫/-	২,০৪,৫২০/-	—	* ১৬,৫৩৩/-	* ১৬,৭৪৩/-	৮৮,৩৪০/-	৪,৩৯,৫০৫/-	—	—	—
০২	টেকনাফ (২) সদর	৬৪৩০৫/-	* ৩,৫৯,২৮০/-	৩৫,৮৪০/-	৭৩,০৮০/-	—	১৩,৬৫০/-	৬১,৩৯৫/-	৬৬,২৮৫/-	১০,৪৮৫/-	১২,৭৩০/-	—	* ৬,৯৬৫/-	* ৮,০০০/-	৪৫,৫৪০/-	৮১,০৫৫/-	* ৫৬,২২০/-	২৮,১৭৫/-	—
০৩	সাবরাং	৩৬,৭০০/-	* ৪৮,০০০/-	৬৫,৯২৫/-	৪৭,৭১৫/-	—	* ১১,৩১৫/-	২১,৫৬০/-	৪৫,৬৫০/-	৩৫,৭৪৫/-	৪২,৩৭০/-	৬,৭৩০/-	* ৩,০১৩/-	—	৫৫,৯৬৫/-	২৪,৮২০/-	* ১৫,৯২৬/-	৯,২০০/-	—
০৪	শাহপারীরদ্বীপ	৩২,৫০০/-	* ১৮,৩৪৯/-	* ১৩,৩১২/-	৫৩,৬৩১/-	—	* ৩,৬৩১/-	* ৪,৭১৯/-	* ৯,৯৫৯/-	* ৪,৭১৯/-	* ৫,০০০/-	—	* ৩,১৪১/-	—	১৪,৭৩৫/-	* ২০,৫৮৫/-	—	* ১৬,৫৯১/-	—
০৫	জিনজিরাদ্বীপ	৬৭,১০০/-	* ৩৭,৩৭২/-	* ২৬,৬৯৪/-	২,০৭,১৫০/-	—	১৭,২১৫/-	* ১৭,১৯৯/-	৬৭,৫৯০/-	* ১৭,২০০/-	৯৬,৪৪৪/-	* ৩০,০০০/-	১,১৬,৭৯০/-	২৯,১৮৫/-	* ৩৮,৬৭৩/-	* ২১,২৬৫/-	—	* ১৬,৮৩৭/-	—
০৬	দীলখালী	৫৩,৭০০/-	* ১,০০০০০/-	৮৭,৫০০/-	৬১,৫০০/-	—	* ৩৮,৮৮৯/-	৫৫,৮৭৫/-	৫১,৬৯০/-	৪৭,৭২৫/-	* ৬,৬৫৬/-	—	৪৪,২৮৫/-	* ৮,৫৮৭/-	২৬,০০০/-	৬৯,২২০/-	৫৫,৫৫৫/-	—	—
০৭	বড় ডেইল	৫৬,২৯০/-	* ৩৮,১৬২/-	৪১,৪৬০/-	৫৭,৬৪৫/-	—	* ৯,৮১৪/-	৩৮,৯৫০/-	৫৬,৪৩৫/-	* ৪১,১৭৭/-	১২,৫৮০/-	—	* ২৪,২৪২/-	* ২,৩৩৩/-	৩৭,৩১৫/-	২১,৭৫৫/-	৫৫,২০৫/-	—	—
০৮	লেঙ্গুর বিল	৪৮,৪১০/-	* ৩৭,৩৩২/-	২৭,৩৩৫/-	৫৪,৫২০/-	—	* ১২,৮৪২/-	৩১,১২৫/-	৪১,৯৪৫/-	* ৯,৬১৫/-	২৪,৫৫০/-	—	* ৫,৮৫৭/-	* ১২,৪৫৩/-	৩৯,৩৩০/-	৩৫,৯০০/-	—	—	—
০৯	দক্ষিণ হীলা	২৬,৬৮০/-	* ৬,০০,৯৬০/-	৬৬,৩৫৫/-	৯৫,২২০/-	—	৬৩,৪১৩/-	২৬,৩৩৫/-	১৭,৪৬০/-	৩৮,১৮৫/-	* ৪,৪০০/-	—	* ৫,৪১৭/-	* ১৮,৬৭৫/-	* ৬,৭৫১/-	৩৫,০০০/-	—	—	—
১০	মধ্যহীলা	২২,১৫০/-	* ৩৫,০০০/-	১৯,১১০/-	৩৩,১৬৯/-	—	৩৩,০৭২/-	২৩,৭৩৫/-	১৪,২০০/-	১৬,১৮৫/-	৮,৭১৫/-	* ৫,০০০/-	* ৮,২৫০/-	* ৪,৯৩৫/-	* ৫,৮৮৭/-	* ১৬,০০০/-	—	—	—
১১	উত্তর হীলা	১৮,২৮৫/-	* ১০,৪৩২/-	* ১২,৭৬০/-	২৯,৭০০/-	—	* ২,৫০৫/-	১৩,২০৫/-	১৮,৯১০/-	১৪,৭২৫/-	২২,১৮০/-	* ৮,৯৭৫/-	* ২,০১০/-	* ১৪,২৫৫/-	* ১৬,৬৬৫/-	—	—	—	—

প্রত্যয়ন করা যাইতেছে যে, ১লা জানুয়ারী ২০১৫ইং হইতে ২০১৬ইং সনের ৩১শে অক্টোবর পর্যন্ত রেজিস্ট্রিকৃত সকল কবলা দলিল সমূহের ভিত্তিতে বাজার মূল্য তালিকা প্রস্তুত করা হইল এবং যে ক্ষেত্রে কোন মৌজার কোন সম্পত্তি ক্রয় বা বিক্রয় হয় নাই। সেই ক্ষেত্রে ১৭/১১/২০১৫ইং তারিখের এস,আরও নং-৩২৫ আইন/২০১৫ইং অনুসারে পূর্ববর্তী বৎসরের নির্ধারিত বাজার মূল্য কার্যকর রাখিল। সেগুলোকে তালিকায় (তারকা) চিহ্ন দ্বারা চিহ্নিত করা হইয়াছে।

আধুনগর সাব-রেজিস্ট্রার আফসের আধিক্ষেত্রাধান মোজাওয়ারা শ্রেণাভুক্তপ্রাপ্ত শতক জামর গড় মূল্য তালিকা :
(২০১৭-২০১৮ ইং সনের জন্য প্রযোজ্য)

কালীগড়া

ক্রমিক নং	মৌজার নাম	জে, এল নং	নাল	ভিটা/বাস্ত ভিটা	দোকান ভিটা	পুকুর ও পুকুর পাড়	ডোবা	খাই	টিলা	খিলা/বাগান	পাউন্ডি	বিভিন্ন শ্রেণীর জমি
০১	আধুনগর	১০	৮৬,৭২৪/=	১,১৬,০২৬/=	৫,৪৩,৭৫০/=	৬৫,০২২/=	পূর্বের মূল্য- ৩,৭৮৯/=	৫৯,৩১৫/=	১২,৫০০/=	৮২,০০০/=	১,৬২,৮৪৮/=	বাঁশঝাড় ৬২,৫০০/= কবরস্থান- ৮,০০০/=
০২	আমিরাবাদ	২২	২,২২,৫৬০/=	৫,৮৬,৩১৫/=	৩,৪২,৮৫৭/=	১,৫৯,৫৮৪/=	পূর্বের মূল্য- ৫৯,৫৪৯/=	১,৩২,৭৩৯/=	দলিল হয় নাই	১,৪৫,১৬৮/=	১,৪৩,৭৪২/=	মুদত পূ- ৬২,০০০/= কবরস্থান- ১,৮৮,০৪৩/= বাঁশঝাড় পূ:৫৭,৫০০/=
০৩	আমতলী	৯	৫২,৩৮৮/=	১,০১,৮৯৪/=	দলিল হয় নাই	৬৯,৫১৫/=	পূর্বের মূল্য- ২,৭৫০/=	১৮,৩২১/=	দলিল হয় নাই	৩৮,০০০/=	৬৫,০৪০/=	মুদত পূ:২২,২৯৮/= বাঁশঝাড় পূ- ৫৭,০০০/= কবরস্থান- ৬৪,৭০৬/=
০৪	আদার চর	৩৪	৩০,৩৬১/=	১৬,৯৯০/=	দলিল হয় নাই	১২,৩৯৪/=	পূর্বের মূল্য- ৪,৭৬৯/=	২,০০০/=	৪,৮২৫/=	২৫,১৫০/=	২৯,৪৫৪/=	বালুরচর পূ- ২৭,৬০১/= মুদত- ২৯,৪৩৫/=
০৫	আখাঁর মানিক	৩০	২৬,৬৮৯/=	৬৯,৮৬০/=	দলিল হয় নাই	৫৬,৭১৬/=	পূর্বের মূল্য- ১,৮৩৩/=	১৩,০৫৫/=	পূর্বের মূল্য- ১২,৫০০/=	পূর্বের মূল্য- ১৫,০০০/=	১১,৭০০/=	দলিল হয় নাই

ক্র. নং	নাম	এল নং	ভিটা	দোকান ভিটা	পুকুর ও পুকুর পাড়	ডোবা	খাই	টিলা	খিলা/বাগান	পাউন্ডি	বিভিন্ন শ্রেণীর জমি	
০৬	উত্তর কলাউজান	২০	৭৮,৩১৯/=	৭৬,২৬০/=	৫,৫৩,৩৩৩/=	৯৪,৬৭০/=	দলিল হয় নাই	৬৫,৪৫৩/=	পূর্বের মূল্য- ১৫,৬৬৮/=	২৫,৭৮৯/=	৪৮,৩৭৬/=	বাঁশঝাড় ৮৭,৫০০/= কবরস্থান ৮৭,৫০০/=
০৭	কুল পাগলী	৭	২৩,৮৮৮/=	পূর্বের মূল্য- ২৫,০০০/=	দলিল হয় নাই	পূর্বের মূল্য- ৯,৫৯৫/=	দলিল হয় নাই	পূর্বের মূল্য- ১,২৮০/=	পূর্বের মূল্য- ১০,০০০/=	২,০৫০/=	পূর্বের মূল্য- ৫১,৮৬৮/=	দলিল হয় নাই
০৮	গোরস্থান	৩৯	৩০,২৩৫/=	৩৬,০১০/=	দলিল হয় নাই	৫২,৬৩৪/=	পূর্বের মূল্য- ১০,০০০/=	২৪,৪৫৭/=	৫০,০০০/=	১৩,৮৪৬/=	৯৮,৯২৮/=	দলিল হয় নাই
০৯	চরমা	৩১	৩৩,৫১১/=	৩১,৯৩০/=	৫,৬৮,৪৫৬/=	৮৪,৪৮০/=	৪০,০০০/=	২৬,১৩৪/=	১৫,১৬৮/=	৩২,৭৯৪/=	৪০,৩৪৩/=	বিছনা- ৩৪,১৮৭/=
১০	চাকফিরানী	৩	৩৬,৭৩৮/=	১,১৭,১৫৮/=	দলিল হয় নাই	৪১,৯৩৩/=	পূ:২,৬৪৭/=	২৯,৪১২/=	১১,৬৩৪/=	৩৮,১২৫/=	২,১১,০২৪/=	দলিল হয় নাই
১১	চাঁদা	১৩	২২,১৭১/=	১৭,৫৭২/=	দলিল হয় নাই	পূ:২০,০০০/=	পূ:১,৪০০/=	২৮,৮৮৯/=		পূর্বের মূল্য- ১,৪৭,৬৯৩/=	১,৪১,৩৩৩/=	দলিল হয় নাই
১২	চুনতি	৬	৬৫,০২১/=	৮৬,৪৬৫/=	৩,১৮,৫০০/=	৯৯,০৭৭/=	৬০,২৪৮/=	৪৫,২৫৮/=	৯১,৮২৯/=	৪৩,৮১৯/=	১,০৪,৫৫২/=	মুক্ত পূ- ৫০,০০০/= বাঁশঝাড়- ১,৩০,০০০/= বিছানা-৭২,৯৮০/= নালি-৭৬,৪৭১/= কাঠি-১,০৫,০০০/= জমল- ১,০৪,৮০০/= কবরস্থান- ৩৮,০০০/=

নং	মৌজার নাম	জে, এল নং	নাল	ভাটা/বাঞ্ছ ভিটা	দোকান ভিটা	পুকুর ও পুকুর পাড়	ডোবা	খাই	ঢিলা	খিলা/বাগান	পাউন্ডি	বিভিন্ন শ্রেণীর জমি
২০	ধলিবিলা	২৯	১৮,৩০৩/=	১৯,৬১১/=	দলিল হয় নাই	১৭,১২২/=	পু-১,৫০০/=	পু-২,০০০/=	৩,১৩৪/=	৯,৯০৭/=	দলিল হয় নাই	দলিল হয় নাই
২১	নারিস্চা	১৪	২৯,৮৫৯/=	২৮,০৯০/=	দলিল হয় নাই	৫৮,৬৪৪/=	পু-২,০০০/=	পু:২,৮৭৫/=	২৭,০০০/=	পু- ৪,৫০০/=	৪১,৩৪৩/=	মুদত পু: ৭,০০০/=
২২	নোয়ার বিলা	৩৫	৪৬,৭৭৫/=	৫৭,৫৬৪/=	৬০,০০০/=	৩১,৯২৩/=	পু-২,৯০০/=	১৩,৩৩৩/=	৬০,০০০/=	৩২,৪৪১/=	৬,০০৭৫/=	বিহন- ৬০,০০০/=
২৩	পশ্চিম কলাউজান	৩৭	৫৯,৫৮৪/=	৬৩,৫৯৩/=	দলিল হয় নাই	৭৫,৩১৫/=	পু ২,৪৩৩/=	৬৪,৬৪২/=	২১,০৩৫/=	পু- ১৬,০০০/=	পু ১১,৭৬৫/=	মুদত ৭৭,১৪৩/= কবরস্থানপু:২২,২১৭/=
২৪	পদুয়া	২৭	১,০৯,২৯৭/=	৯৯,২৭৮/=	১৮,৪৩,৬০০/=	১,২৫,২৩৫/=	৩২,৮৯৩/=	১,১৫,২৬২/=	৫০,০৫১/=	৯৪,৪২৮/=	১,৫৯,৭৭৭/=	গোপাঠ :৫৭,৩৫৩/= মুদত-২,০৯,৭৪২/= কবরস্থানপু:৩৯,৯১৭/= পথ- ৪,৭৬,১৯০/= পানবরজ- ১,৬৪,৩৩৪/= নাসি- ১,২২,০০০/=
২৫	পহর চান্দা	৩৮	১২,২১১/=	২৫,৬০৩/=	দলিল হয় নাই	১৯,৬৩০/=	দলিল হয় নাই	৩,২২৬/=	১১,৭০০/=	৬,৫৫৮/=	১২,৫০০/=	মুদত -১৮,০০০/=
২৬	পানত্রিশা	১৬	২৩,৪৫৪/=	২৮,৩০৮/=	দলিল হয় নাই	১৬,০০০/=	পু:১,৯০৯/=	পু:২,০৮৩/=	৬,৪৭৯/=	পু২০,০০০/=	৩১,৫৫৯/=	মুদত-৪২,৫০০/=
২৭	পূর্ব কলাউজান	১৯	৪৫,০৮৭/=	৬১,৮৯৬/=	৭৯,৩২৭/=	৪০,১৫৭/=	পু:৪,৬৮৭/=	১,২৩,৬৭৩/=	১২,০৮৪/=	৪৪,৫৪১/=	৬৫,৮২৩/=	মুদত ১,২৮,১২৫/= পথ পু:১,২৫,০০০/=
২৮	ফারেসা	১৫	১২,৫৯৫/=	১৫,৬৭০/=	দলিল হয় নাই	৯,৩৯১/=	দলিল হয় নাই	পু:১,৩৩৩/=	দলিল হয় নাই	১৩,০০০/=	১২,৬১৬/=	পতিত পু-১২,৬৬৭/=
২৯	বড়হাতিয়া	২	৭১,৪৪৩/=	১,১৮,৬২৬/=	দলিল হয় নাই	৭৮,৮৫৩/=	পু ২,৩৮১/=	৬৪,৭৩৮/=	৫১,৭২০/=	৬৪,৪৭৪/=	৫০,৭২৮/=	বাঁশবাড় পু- ৫৫,০০০/= পথ পু-১,৫৩,৮৪৬/= কবরস্থান-৪৮,২২০/= ছড়া- ১,২৫,০০০/=
৩০	বিবিবিলা	৩৩	৩৮,৪৭০/=	৩৯,১১৩/=	দলিল হয় নাই	৪৫,১১৮/=	পু ৩,৩৩৩/=	পু ৩,৯২৯/=	১৮,৫৫৪/=	২৫,০৪৮/=	দলিল হয় নাই	দলিল হয় নাই

(মোঃ আবদুল মতিন)
সাব-রেজিস্ট্রার
সাতকানিয়া, চট্টগ্রাম।

মোঃ মহিবুর রহমান প্রধান
সাব-রেজিস্ট্রার
আধুনগর

আলী আহমদ
জেলা রেজিস্ট্রার
চট্টগ্রাম।

২০১৭ ও ২০১৮ সালে সাতকানিয়া সাব-রেজিস্ট্রি অফিসের জন্য ব্যবহৃতব্য মৌজাওয়ারী সম্পত্তির শ্রেণীভিত্তিক সর্বনিম্ন বাজার মূল্য (গড় মূল্য) তালিকা :

ক্রঃ নং	মৌজার নাম	নাল	ভিটা/বাস্ত ভিটা	দোকান ভিটা	পুকুর ও পুকুরপাড়	খাই	টিলা	খিলা	পাউন্ডি	ডোবা	বাগান	বাঁশ ঝাড়	অন্যান্য
৮।	উত্তর পুটিবিলা	১৭৩৯৫	৮৫৭১		*২০০০	*১২৫০	*১১০০	*১৬৯০					
৯।	উত্তর ব্রাহ্মণডেঙ্গা	২১৭৯৩	৩৭৭৮৪	*৬৮০০০	৫৬৬৬৭	৪৬০০০		*১৩৩৩৩			১৮৮৭২		
১০।	এওচিয়া	৮৪৭০৩	১৩৭৪৫৬	১৯৬০০০	৯৮০৮৭	১১৭৬৯৮		১৭৬৪৭	৯৪৫৯৫		১০৮১৪০	৬৮০০০	
১১।	করাইয়া নগর	৫৬৯৮১	৮১৪৮৩	*৬৫৩৪৯৫	৪৭৩৭৫	১০৬২২৭		১৭৮০৮	*৪০২০৯		৪৩৮৯৬	৯৭৮২৪	
১২।	কাটগড়	১৭৪৪১৫	৩৩০০০০	২১২০১৩	১১৯২৪০	৫৮৮২	*১৪০০	*১৭১০	১১০৬৮৯		*৫৪৭৫৮		কবরস্থান ১,২৫,০০০ শিল্প গুট *২৭০২১৯৫ পানবরজ *১৭৫১১
১৩।	কাঞ্চনা	৭৫০১৩	৮৫০৯০	৭৭৭৩৮৫	৭১৭৩৫	১২০৮২৪	*৪০৮২	২১২৯৫	৫৭১৬৯	*১০০০০০	৬৬২৬৫	বাঁশঝাড় ৭৮২৭৭	পথ *১০০০০০ পাহাড় ২৩৭০ মুদত ৬১৩২৪ খাল *৪০০০০ পতিত *৩০৩৩৩
১৪।	কালিয়াইশ	৮৩৬৫৭	১১৩৮২৬	*২০৮৩৩৩	১২৩৮৫১	৯৫৯৫২		*৩৩৩৩৩	৯৭৪০৯	১৭৯০৩৮	*৫০০০০		পথ *২৫০০০০

প্রস্তুতকারক :

১/২২/১৬

পাঠক :

১/২২/১৬

স্বাক্ষরিত :

১/২২/১৬

আলী আহমদ
জেলা রেজিস্ট্রার
সাতকানিয়া

১/২২/১৬

২০১৭ ও ২০১৮ সালে সাতকানিয়া সাব-রেজিস্ট্রি অফিসের জন্য ব্যবহৃতব্য মৌজাওয়ারী সম্পত্তির শ্রেণীভিত্তিক সর্বনিম্ন বাজার মূল্য (গড় মূল্য) তালিকা :

ক্রঃ নং	মৌজার নাম	নাল	ভিটা/বাস্ত ভিটা	দোকান ভিটা	পুকুর ও পুকুরপাড়	খাই	টিলা	ঝিলা	পাউন্ডি	ডোবা	বাগান	বাঁশ ঝাড়	অন্যান্য
১৫।	কেঁওচিয়া	৭৭৩৮৯	১৩৯৩০৭		৫৪৬৭৪	৪০০০০	৩৩০২৮	*৩৩১১১	১৪২৮৬		১২৮৫৭১		পাহাড় ২৩৫৯৩ মুদ্রত *৬০৬২৯ পথ *৫২০০০
১৬।	কেচুয়ানালা	৮৪৪৮	*১১৯৭৯		*৬৩৮৮	*১২২৫	১৪৭২	*১৫৮০	*১১৩৬৩				ছনখোলা ৫১৮৮ পানছড়া *৪০০০
১৭।	কোদালা	১১৮০২	*৮৭৮৫		*৪০৭৮		৭১৫০	*৪২০০	২১০৩				পতিত *৫৫৫৫৬
১৮।	খাগরিয়া	৬১২০০	১১৫৯৫৩	*৩৭৫৯৪০	৫৯৬২৫	২৯৩৪০	*৩৮০৯	*২৫০০০	১০৫৯৬৫		৪৭২৮৭	*৭১৬৬৭	নাসি ৫১১৭০
১৯।	খোর্দ কেঁওচিয়া	৩৩৪৭৫	৪৬১৪২		৬৪৯৬০	৩১৫০০	*৯০৪৯	২৩৯৮১	*১৩৫০০		*২১৭৫০		রাস্তা *৩৩০০০০ পথ ৩৬৮৯৬৬
২০।	গারালীয়া	৪৭৮২৮	৯৭৫৩২		৬১৬৪১	৯১৬৫৭		৯০৪০৬	৬৩৩৭৬		*৩৬২৫০		ছনখোলা *৩৫০৩৯
২১।	গরিবারঝিল	৩৮৯৯৪	৯৭৩৩৩		৬৬৮১৯	৫৬৪৬৫		*১৮৫০	১০০০০০				
২২।	ঝিলাতলী	২৩৮৭৮	২৮০০০		*১১৭৪০	*১১৭৯	*৮৫৪	২০১৮২	১২৫৯৩				
২৩।	চর উত্তর বামনডেঙ্গা	১২০৮৩	*১৬৫০										
২৪।	চরখাগরিয়া	৫৬২৪২	৭৮৬১৮		৭৩২৯২	*১৮৯০	*৪৩২২	*৪৩২২			৪১০০০		পথ
২৫।	চরতী	২১৬১৭	৮৭৬২৩	*৮০০০০	৩৯২৮০	১০৮২৪৭	*১২৭৫	*১০৮৩৩		*৮৩৩৩	৯৯৯০৯		*১২০০০০

প্রস্তুতকারক :

৮/২২/১৬
৯/২২/১৬

পাঠক :

৯/২২/১৬
৯/২২/১৬

মোঃ আবদুল মতিন

সাতকানিয়া
সাব-রেজিস্ট্রি
অফিসের
অফিসার
৯.২২.১৬

মোঃ জহাঙ্গীর (স্বাক্ষর)

সাতকানিয়া
সাব-রেজিস্ট্রি
অফিসের
অফিসার
৯.২২.১৬

মোঃ আহমদ
সাতকানিয়া
সাব-রেজিস্ট্রি
অফিসের
অফিসার
৯.২২.১৬

২০১৭ ও ২০১৮ সালে সাতকানিয়া সাব-রেজিস্ট্রি অফিসের জন্য ব্যবহৃতব্য মৌজাওয়ারী সম্পত্তির শ্রেণীভিত্তিক সর্বনিম্ন বাজার মূল্য (গড় মূল্য) তালিকা :

ক্রঃ নং	মৌজার নাম	নাল	ভিটা/বাস্ত ভিটা	দোকান ভিটা	পুকুর ও পুকুরপাড়	খাই	টিলা	খিলা	পাউন্ডি	ডোবা	বাগান	বাঁশঝাড়	অন্যান্য
২৬।	চিববাড়ী	৪০৯৬২	৬৩৪০৪		৪৬৯০২	৬৬৯১১		১০২৬৫৮	*৬২৯৬৩				ছপখোলা *২২৭৭ জঙ্গল *৩৬৬৬ কাধি *৩২৫০০ পথ *৬২০০০ নাসি ৬৪০০০
২৭।	চুড়ামণি	২২৪৩১	৭১১৪২		৯২৭৫৯	*২৩৭৭৭	৯৬৯২	২১৫৮৯	*৫২৩৬				ছনখোলা ৮৩৪৪ জঙ্গল ভূমি ৩৫১১ পাহাড় *৩১৩৮১ পথ
২৮।	ছদাহা	৯১৮৮৭	১০৪২২৯		৭৬৯৮০	১৮৭৬৯৬	১৯৮৫৪	*৫০০০০	৬১৭১৯	*১০০০	৪৬৩৭৭	বাঁশঝাড় *১০০০০০ পাহাড় ৮০৫৭১	*১০০০০ কবরস্থান *৬২৫০০ কাটা *১০৬২৫০ ছাড়াবাড়ী *৮৬১৩৩
২৯।	ছোট চেমশা	৮৭০৪৫	১১২৯৩০	*১২৩০০০	১১৩৯৬৫	১৬০০০	*১৬৬৬৭	*২৬৬৬	১৬৬৮৩৯		১০৭১৪৩	বাঁশঝাড় *২৬৬৬৭	পতিত জমি *১২৫৭১
৩০।	ছোট হাতিয়া	৯০৩১৭	৯৯৬৫২		১৬১৮৩০	৬০০০০	২৮৬৩২	*২৪৪৬৫	৫০৮০৬		*৭৭৬৬০		পাহাড় *৩৩৩৩৩ পতিত *৭৮৪৩১

প্রস্তুতকারক :

১৩/১১/১৬
১৩/১১/১৬
১৩/১১/১৬

পাঠক :

১৩/১১/১৬
১৩/১১/১৬
১৩/১১/১৬

১৩/১১/১৬
১৩/১১/১৬
১৩/১১/১৬

১৩/১১/১৬

১৩/১১/১৬
১৩/১১/১৬
১৩/১১/১৬

আলী আহমদ
জেলা রেজিস্ট্রার
সাতকানিয়া
১৩/১১/১৬

২০১৭ ও ২০১৮ সালে সাতকানিয়া সাব-রেজিস্ট্রি অফিসের জন্য ব্যবহৃতব্য মৌজাওয়ারী সম্পত্তির শ্রেণীভিত্তিক সর্বনিম্ন বাজার মূল্য (গড় মূল্য) তালিকা :

ক্রঃ নং	মৌজার নাম	নাল	ভিটা/বাস্ত ভিটা	দোকান ভিটা	পুকুর ও পুকুরপাড়	খাই	টিলা	খিলা	পাউন্ডি	ডোবা	বাগান	বাঁশ ঝাড়	অন্যান্য
৩১।	হৈয়দাবাদ	৫৫৯৩৫	৮৪৬৭০		৫১৪৮১	৩০৩০৩		৯৪৫৯৫	*৭৬৯২৩				
৩২।	হৈয়দাবাদ পৌরএলাকা	৩৫৮০২	*৪০৩৮৪					৪১০২৬					
৩৩।	জঙ্গল মাদারী	২১৩৬৪	*২৪৬৪		*১৩০০	*৭১০	*৪৪৮৯	*১১৮২	১১৪২৯				পাহাড় ৩০৯২ ছনখোলা *৯৪৪৯ ছড়া *১৩৪৩২ পথ
৩৪।	জনার কেঁচিয়া	২৬১৪০৪	২৫৭৫২৩	*১০৪৮৩৪০	৮৭৫৪৫	১৩৪৪৪৮		১০০০০০	১১৩৫৭৯	১৬১৭৮৩	১৩০৫৮৬		*১৪০০০০ মুদত ১০২০০০ পতিত *১৮৯৩৩৩
৩৫।	ডলু	৫৯৮৩৮	১০৮২৪৭		১০৩৪১৯	১৬৮০০		১২২৭০৬			৫৪৫৪৫		
৩৬।	তালগাঁও	৮৪৩৮৪	২৮২৪৭৬		৪৩১২৫	১০০০০০	*১০০০	*৩০০০০	১০০০০০	*৩০০০	৬৬৭৪৯		
৩৭।	তুলাতলী	৪১৫৯৬	৯৮৪৩২	১৩৫৭৮৯	৮৪১১৫	*১৬৬৬৭	৮৫৬৬৪	৪০২৭২	৪৭৩৪৭		১২০৭১৪		খেলার মাঠ ১০০০০০
৩৮।	তেমুহানি	৬১০৩৫	৭২৬২৭		১০৮৫৬৯	*২৭২৭৩		*১৫৬৫৭৯					
৩৯।	দক্ষিণ কেওয়া	৪৬৯৯৮	৮১৮৭৫		৫১৫৯২	৪০০০০	*৮০০০	*২৭২০৬	৫০০০০				
৪০।	দক্ষিণ টেমশা	১১৭৩৬৫	১৩৯২৪২	*১০৫৮৮২	৭৪২১৯	১০০০০০		১৮১০০০	১২৮৫৪৮	*২৯৯২৭	৮০০০০		পথ *১০৬০০০ কলা বাগান *১০১৯২৩

প্রস্তুতকারক :

৮৩৮৮৮৮
৮৩৮৮৮৮
৭/২২/১৬

পাঠক :

৮৩৮৮৮৮
৮৩৮৮৮৮
৭/২২/১৬

৮৩৮৮৮৮
৮৩৮৮৮৮
৭/২২/১৬

৮৩৮৮৮৮

৮৩৮৮৮৮
৮৩৮৮৮৮
৭/২২/১৬

৮৩৮৮৮৮

৮৩৮৮৮৮
৮৩৮৮৮৮
৭/২২/১৬

২০১৭ ও ২০১৮ সালে সাতকানিয়া সাব-রেজিস্ট্রি অফিসের জন্য ব্যবহৃতব্য মৌজাওয়ারী সম্পত্তির শ্রেণীভিত্তিক সর্বনিম্ন বাজার মূল্য (গড় মূল্য) তালিকা :

ক্রঃ নং	মৌজার নাম	নাল	ভিটা/বাস্ত ভিটা	দোকান ভিটা	পুকুর ও পুকুরপাড়	খাই	টিলা	খিলা	পাউন্ডি	ডোবা	বাগান	বাঁশ ঝাড়	অন্যান্য
৪১।	দক্ষিণ চেমশা পৌরএলাকা	৭৬০৩৮	১০৮৫৫০		১৪৩৪৬০	৬০০০০	*২১৭৩৯	৯৪২৭৫	*৪৮৮৭২	৫৫৫৫৫৬	*৪১০৮৫	১৩৫৫২৬	পথ *১১১১১১ কবরস্থান *১১৭৬৪৭
৪২।	দক্ষিণ বামনডেঙ্গা	২১৯৩৫	৪৭৫৭৭		*২৫০০০	*৮০০০		*১২৫০	*৮০০০				বালুচর *৫৮৮২৩
৪৩।	দুরদুরী	৪৯০৩০	৪৩১৫৪		৫১৫১১	*১০০০	*৪২৭৮	*৭৭১৫	*৪০০০০	*৩০০০০	৫১৯৪৪	মুদত ৪৮৫০০	পাহাড় ২৯৮২২ পতিত ৪৬০০০
৪৪।	ধর্মপুর	৩২৮৩৮	৭৫৪৩৯		৫২১৪৩	৪১৬৫৪		৮০৫৪৫	৪৪১২৪		১২৪৩৯	পানবরজ ২০৭৭৩	পথ *৫২০০০
৪৫।	নলুয়া	৪৪১৬০	৭৪২৪৪		৩৭৯৪৩	৩১২৫০		৩০৫০০			৪৭০৫৯		মুদত ৩৩৩৩৩ রাস্তা *৫২৭৪৭
৪৬।	নয়াপাড়া	৯৮৬১৯	১০৯৯৪৭		৮৭৮৩৩	১৪৭০৬		*৩০৩০			৫৬০০০	*৩০৭১৪	পথ ১০০০০০
৪৭।	পশ্চিম গাটিল্লাডেঙ্গা	৫১৩৮৩	৬৮৩৩২		৭১৪৯২	৫৬২০৪		৪০০০০	*১০০০০		৬৭২৭৩	১০৭১০১	পতিত *৩০৩০৩
৪৮।	পশ্চিম চেমশা	৩২৫০০০	৪১২৫০০	১০৯৮৬৯৬	*৭৬০০০	*১২০০০০		*৬৭০০০	৩৭০০০০				
৪৯।	পঃ চেমশা পৌরএলাকা	২২৩৬৪৯	৪১৩৬৮৪	১১১৬৭০২	৯৬৬১৭	*৫৪৮৪৩০		১৫৮০৫৬	*৩৬৬৮২০		১৫০৬৯৯	১১১৭৬৫	
৫০।	পুরানগড়	১৯৩১২	৫৯৩৪০		৪৩১৫১	৫৫৮২০	৪৩৬৮২	৩১৫৬৪	৩২৬৬৭	*১৮০০০	৩৩২৬৯	পথ *৪৭০৫৮ খাল *৫০০০০	ছনখোলা ১০১৮২ জঙ্গল *২৫৪২৯

প্রস্তুতকারক :

১৫/০২/১৮
১৫/০২/১৮
১৫/০২/১৮

পাঠক :

১৫/০২/১৮
১৫/০২/১৮
১৫/০২/১৮

১৫/০২/১৮

১৫/০২/১৮
১৫/০২/১৮
১৫/০২/১৮

১৫/০২/১৮

১৫/০২/১৮
১৫/০২/১৮
১৫/০২/১৮

১৫/০২/১৮
১৫/০২/১৮
১৫/০২/১৮

২০১৭ ও ২০১৮ সালে সাতকানিয়া সাব-রেজিস্ট্রি অফিসের জন্য ব্যবহৃতব্য মৌজাওয়ারী সম্পত্তির শ্রেণীভিত্তিক সর্বনিম্ন বাজার মূল্য (গড় মূল্য) তালিকা :

ক্রঃ নং	মৌজার নাম	নাল	ভিটা/বাস্ত ভিটা	দোকান ভিটা	পুকুর ও পুকুরপাড়	খাই	টিলা	খিলা	পাউন্ডি	ডোবা	বাগান	বাঁশ ঝাড়	অন্যান্য
৫১।	পূর্ব গাটিয়াডেঙ্গা	২৬৪৯৬	১০০৫০৮		৮৫৮৫১	৬৪৩৮৮		১৩৮১৮২	৯১৪৯৮		*১৫০০০০		
৫২।	বড় দুয়ারা	৪৬৫৬৩	৫৬৫৬৮		৮০০০০	*৩১৬৬৭	৩৪১৯৬	১৩৯১৩০	৪২৫০০	*২০৩২৫		*৬২৫০০	পতিত ৪৪৭৬১ পথ *৫২১৩৬
৫৩।	বাজালিয়া	৫১৩৪৬	১৩৭৬৩৫	*৩০০০০০	১৬৩৭৯২	*২৪০০০	*২০০০	*৪৫০০০	১৩২০৯১	*১৩৩৩৩৩	*২০০০০০		পথ *৩৬০০০ কবরস্থান *১৩৬১১ ইটখোলা ৯৩৮৪৬
৫৪।	বাবুনগর	১৩২১৮৭	১১৬৪৬৮	১৩৭৫০০	৭৪১৪২	২৬০৮৭	*১২১০	*১৮৩০	*৬০৬০৬			*৫৮৮২৪	
৫৫।	বারদোনা	৬২১২৩	১৩৩৯১৫	*৩০০০০০	১৪২০২৫	৪৩৯২৩		৩৬০৬৬	*৪০০০০		১১৭০৭৩	২৯০০০	
৫৬।	বৈতরনী	২৮৯৫৪	২৭৫০০		*১২০০০	*১২০০	১২৮১	১১৫০০	৩১০০০		৫০০০০		
৫৭।	মনিয়াবাদ	৩৫৮৯৯	১৩২৮৬৮		৪৮৭৮৩	২৬০০০		*২০০০	৮০০২০				
৫৮।	মরফলা	৬০৭৬৫	৬১২৮৮	*৬৫০০০০	১৭৪৬৫১	৩৪৭৩২		৪৯১০৯	৪২২৪৬		১৫৩৩৩৩	৫২০০০	কুয়া *১৫২০০০
৫৯।	মলয়াবাদ	১০৮৫৪৮	১৩০৬৬৭		*৫০০০০	*১১৫০	*১১০০	*১৫৫০			*১০০০০০		গড় *১২৬০০০
৬০।	মাইজাপাড়া	৪১৬৯২	৯০০০০		৮২৯২৭	*৮৯০০		*১৭০০	৬০০০০				
৬১।	মাদার্শা	৭৬৫৩১	৯৮৮২৫		৬২২৭২	২৭৩৩৩	৪০০০০	৩৯৩১০	৭৭৪১৫		৭৪৩৪৩		পার্বতী *৭৮০৮৭
৬২।	মাহালিয়া	৩৭৫৫৪	৫৯৮৬১		৬৭১৮০	*১০২৩	৬২৩৪	১৯০২২	৩৩৬৮৭	*৪৬০৮৩			পাহাড় *৫০০০০

প্রস্তুতকারক :

১৩/১১/১৬
১৩/১১/১৬
১/১১/১৬

পাঠক :

১৩/১১/১৬
১৩/১১/১৬
১/১১/১৬

১৩/১১/১৬
১৩/১১/১৬
১/১১/১৬

১৩/১১/১৬
১৩/১১/১৬
১/১১/১৬

১৩/১১/১৬
১৩/১১/১৬
১/১১/১৬

Annex 15: Due Diligence Report

1. Background

The Government of Bangladesh has declared “Vision 2021” with a target to make Bangladesh a middle-income country by using Information and Communication Technology (ICT) and by developing favorable business environment for Hi-Tech industries. Information Technology (IT) has been identified as the “thrust sector” for the economy of Bangladesh. Government has taken various initiatives to achieve the target. To fasten up the economic development of the country, Bangladesh Hi-Tech Park Authority (BHTPA) was established in 2010. BHTPA has been established with a view to achieve a set of specific mission and vision. The underlying mission and vision are:

- To establish a world class business environment for targeted high growth industrial sector and new business;
- To develop indigenous technological capability for the development of the local industries;
- To enter into foreign markets by exporting state of the art technology products;
- Infrastructure to facilitate hassle-free industrial operation with necessary support.

2. HTPA Act 2010 and its HTPA (amendment) Act 2014

Bangladesh Hi-Tech Park Authority (HTPA) Act, 2010 was passed by the parliament to make provisions for the establishment of Hi-Tech Parks in different places within the country for setting up and development of Hi-Tech industries in Bangladesh and for the establishment of Bangladesh Hi-Tech Park Authority (BHTPA) for proper management, operation and development thereof. **The authority has power to acquire, hold and dispose of property, both moveable and immovable⁷.**

HTPA Act 2010 provides the legal coverage for attracting and leveraging private investment in the development of Hi-Tech Parks on a Public-Private Partnership (PPP) basis. HTPA (amendment) Act, 2014 gives more autonomy to HTPA as it now has to only inform the National Board of Revenue (NBR) on giving special tax benefits to Hi-Tech Industries in the parks, instead of seeking consent from NBR.

BHTPA is responsible for the establishment and expansion along with management, operation and development of Hi-Tech Parks within the country. Bangabandhu Hi-Tech City (BHTC), Jessore Software Technology (IT) Park, Sylhet Hi-Tech Park, Mohakhali IT Village and Janata Tower Software Technology Park are important and priority projects which would be the milestone for development of IT sector as well as industrialization of Bangladesh.

3. Bangabandhu Hi-Tech City (BHTC)

3.1 Introduction

Government of Bangladesh is implementing, the Private Sector Development Support Project (PSDSP) with the financial assistance from The World Bank. PSDSP seeks to remove constraints to private sector investment in Bangladesh through the piloting of Economic Zones (EZ/EZs). The Hi-Tech Park at Kaliakair is one of the proposed sites for development as an economic zone. An important component of this project is development of BHTC by Bangladesh Hi Tech Park Authority (BHTPA) that houses Information and Communications Technology (ICT) enterprises catering to Bangladesh’s economy. The Hi-tech Park was formally proposed in June 1999 at a meeting of the Bangladesh Board of Investment. A feasibility study was conducted in 2001⁸ by the Bangladesh Hi-Tech Park Authority. The park will be a world class business environment/investment zone for the

⁷ <file:///Users/muhammadfoysal/Downloads/Draft-Final-BHTPA-Roadmap-2016.pdf>

⁸ <http://bhtc.bhtpa.gov.bd/wp-content/uploads/2015/06/Feasibility-study-report-khtp-2-buet.pdf>

investor especially foreign investors where they could utilize vast potential of young educated and technically skilled work force.

3.2 Description of the Site

BHTC is a business park in Kaliakair, Gazipur District, Bangladesh. Originally called Kaliakair Hi-Tech Park (KHTP). It was renamed in June 2016 to honor Bangabandhu (Father of the Nation) Sheikh Mujibur Rahman. BHTC is the first ever Hi-Tech Park in Bangladesh. It is situated only 40 km North from Dhaka city and 25 km from the Zia International Airport in Dhaka covering with 232 acres of land. Additional 97 acres of land has been included with the Park⁹. The proposed project site is surrounded by seven villages, namely Janerchala, Pিরer Teki, Naya Para, Goalbathan, Latifpur, Haritakitola, and Uttar Bokhtarpur.

3.3 Land Ownership and Transfer

The first initiative towards the establishment of the Hi-Tech Park was taken up by the Ministry of Science and Information & Communication and Technology in 2001. Bangladesh Computer Council (BCC) was assigned the role of the implementing agency for the park. Following this, a memorandum of understanding was signed between the Ministry of Land (MoL) and Ministry of Science and Information & Communication Technology (MoSICT) resulting in the transfer of the required land to MoSICT in April 2004.

The land was earlier held by the Telegraph and Telephone (T&T) Board under Ministry of Telegraph and Telephones (MoTT) from 1969 to 2004. Though an area of 432 acres was acquired, it remained unutilized till 2003. The Government of Bangladesh (GoB) decided to transfer 262.63 acres of T&T's unutilized land to the Ministry of Science and Technology (MoSICT), presently known as Ministry of Posts, Telecommunications and Information Technology, to set up the Hi-Tech Park¹⁰.

3.4 Topography of the Site

The Project site was unutilized and is available without any encumbrance. The land was mostly covered with bushes and grass. The southern part of the site comprises flat high land. The eastern, western and northern parts of the area were comparatively low-lying. Though there were some wetlands on the north-western part of the area, these wetlands, as explained in the Master Plan, will not be affected in any way¹¹.

3.5 Retention of Waterbody

Several lakes are located in BHTC but most of the lake/ponds were silted and inaccessible due to bush and shrubs. BHTPA decided to excavate some lakes/ponds and to do beautification of the bank. Some sitting facilities were created on the bank and neighboring road to use as walkway. BDT 165.63 lac was spent for the component, and which has been completed in March 2017¹².

3.6 Resettlement & Rehabilitation Process

No physical resettlement will be triggered by this project and no individual or household is standing to lose lands and/or assets. Consequently, no resettlement and rehabilitation process is required.

⁹ <http://bhtc.bhtpa.gov.bd/project-brief/>

¹⁰ <http://documents1.worldbank.org/curated/en/527201468013210102/pdf/RP9770RPOP120811cum1RAP0180Feb02010.pdf>

¹¹ <http://documents1.worldbank.org/curated/en/527201468013210102/pdf/RP9770RPOP120811cum1RAP0180Feb02010.pdf>

¹² <http://bhtc.bhtpa.gov.bd/lake-development-of-khttp/>

According to abbreviated RAP prepared by World Bank, a total of USD 3145 was considered for the purpose of compensation for trees and Deep Tube-well¹³.

3.7 Compensation for loss of assets¹⁴

SIA report including RAP of Hi-Tech Park carried out in 2010 identified an adverse impact made by the project that the common people (Local Community living around the park) will lose access to few mud-made villages roads which passes through the Hi-Tech Park starting from east and north-east side of the project. The report also mentioned that when the boundary wall would be completed, these access roads would be closed and would affect and blocked the easy movement of the nearby villagers. In order to mitigate this limited adverse impact, the Hi-tech Park authority is going to develop an alternate access road around the boundary of the KHTP. Therefore, they engaged a consultant to conduct a social impact Assessment (SIA) of the alternate road in compliance with the safeguard policies of the World Bank (WB) and to prepare the Resettlement Action Plan (RAP) for minimizing impacts by assessing the existing ground level information. It is worth to be mentioned that the consultant while conducted Social Impact Assessment in August 2013 there was a curve in the alignment of the road but considering the safety reason the alignment was change a bit to avoid the road accident. Due to this modification the Resettlement Action plan has been prepared on the basis of latest social survey dated on 18th February 2014 conducted by a committee formed by the Authority consist of DPD, Executive Engineer (Mayor's representative) and Assistant Commissioner (Land) (UNO's representative). It is further wise to be mentioned here that due to this change of alignment of the road in the latest survey did not identify some common resources (like youth club) affected. A total of 33 decimal of government land where some structures are constructed by squatters with tin roofs and wall made by mud or bamboos will be affected partially. No private lands will be required and so no land acquisition will be triggered. The socio- economic survey identified 15 squatter families are affected through multiple impacts of the alternate road. Out of these, ten families are identified whose structures are partially affected.

Six families are partially losing a section of their cowsheds made by tin roofs which are temporary structures and can be easily moved. Five families will be affected by the loss of their slab-toilets which are easily removable and can be re-built in a day on adjacent land in the immediate vicinity to their homesteads. Two families will be losing a tube well. Four families will be losing a room meant for kitchen and two families will be losing another room along with kitchen which is used as temporary store for firewood. The rest five families are affected by loss of trees only.

All these households are located in Uttar Boktarpur. Since there is ample of space to extend/repair their structures in the immediate vicinity of the original structures there is no displacement or long-term impact on livelihood anticipated under the project. A total of 252 nos. of various types of trees (consisting mostly of bamboo groves, small vegetable plants or shrubs, jackfruit, and mango trees) are to be affected by the construction of alternate route. However, all impacts are partial and very temporary in nature. The replacement value will include all shifting and reconstruction costs as well. The project will not claim any dismantled material. The BHPTA formed a committee comprised with Deputy Project director, Executive Engineer of the Kaliakoir Municipality, Assistant Commissioner (Land) assessed the loss of the affected families. The BHPTA agreed to provide proper compensation to the squatters as per World Bank's Safeguard Policy. The affected families are happy for getting compensation for their partial losses. They expressed that they would utilize their compensation to

¹³ <http://documents1.worldbank.org/curated/en/527201468013210102/pdf/RP9770RPOP120811cum1RAP0180Feb02010.pdf>

¹⁴ <http://bhctc.bhtpa.gov.bd/wp-content/uploads/2017/04/Social-Impact-Assessment-1.pdf>

reconstruct the structure and also to plant. All the affected people are Muslim by religion and there are no tribal people in the project affected area.

As per design of the road the land area for the access road is 4.4 km of which 1.5 km is under the BHTPA's ownership. The remaining areas of land are under Government ownership (Forest department).

No private land is required for acquisition. There is no displaced person found as per the intervention of the project. No cultural objects are found to be affected by the project.

There are no indigenous/tribal people found in the project area. The actual loss of the affected household is about BDT 60,20,000.00 (Sixty Lacs Twenty Thousand only). The project provided livelihood assistance through the Bank Cheque, against the name of the affected persons.

3.8 Disputed lands issue

In 1969, T&T Board acquired 170 decimals of land corresponding to the proposed Hi-Tech Park site. The expropriation affected a total of 81 private owners, who used the lands for agricultural purposes. Then, 81 families were compensated according to the legal practices of Bangladesh. However, the land acquired was not utilized for the original purpose for which it was expropriated. Upon request of the original owners, T&T Board decided to lease the expropriated lands back to their original owners to allow them to cultivate. The lease value was BDT.5 per decimal and leases expired in 2001. In 2001, T&T Board requested the lease holders to vacate the land issuing a lease agreement termination notice, subsequently to which it took possession of the plot of land once again.

During the consultations for the PSDSP project, it was found out that in 2005 the affected people requested the Project Director of the Hi-Tech Park (MoSICT), to use the land for agricultural purposes until the beginning of the zone development. This was only done verbally, and no written agreement exists to the knowledge of consultants. MoSICT agreed to the request as a 'goodwill' measure and allowed them to cultivate the agricultural land free of cost at the following conditions:

- Whenever required by the park authority, users will vacate the land;
- Users will not be entitled for any kind of compensation.

Based on this verbal agreement, the farmers vacated the premises in 2008. Consultants recommended to BCC that, as part of the communication strategy and protection of project site, signboards be placed at the entrances to the park indicating that the land will be henceforth used only for the purposes of the Hi-Tech Park. Also, necessary actions should be taken to protect the land and to ensure that it is not occupied either by the same group of people or others during the next cropping season.

Furthermore, a census survey and FGDs had been conducted and the results show that the majority of the land users are businessmen and living outside the boundary. Moreover, the bulk of them is not dependent on agriculture for their livelihoods and will not be impacted negatively by the project. However, during the last supervision visit, it was noted that parts of the site are again under cultivation. Although this is an informal agreement and farmers may not have any enforceable right over these lands, it is imperative that the site be kept free of users from now on till construction begins.

However, reviewing SIA, RAP and EIA, due diligence report did not find any concerns and/or complaints or any major issues regarding the development of BHTC.

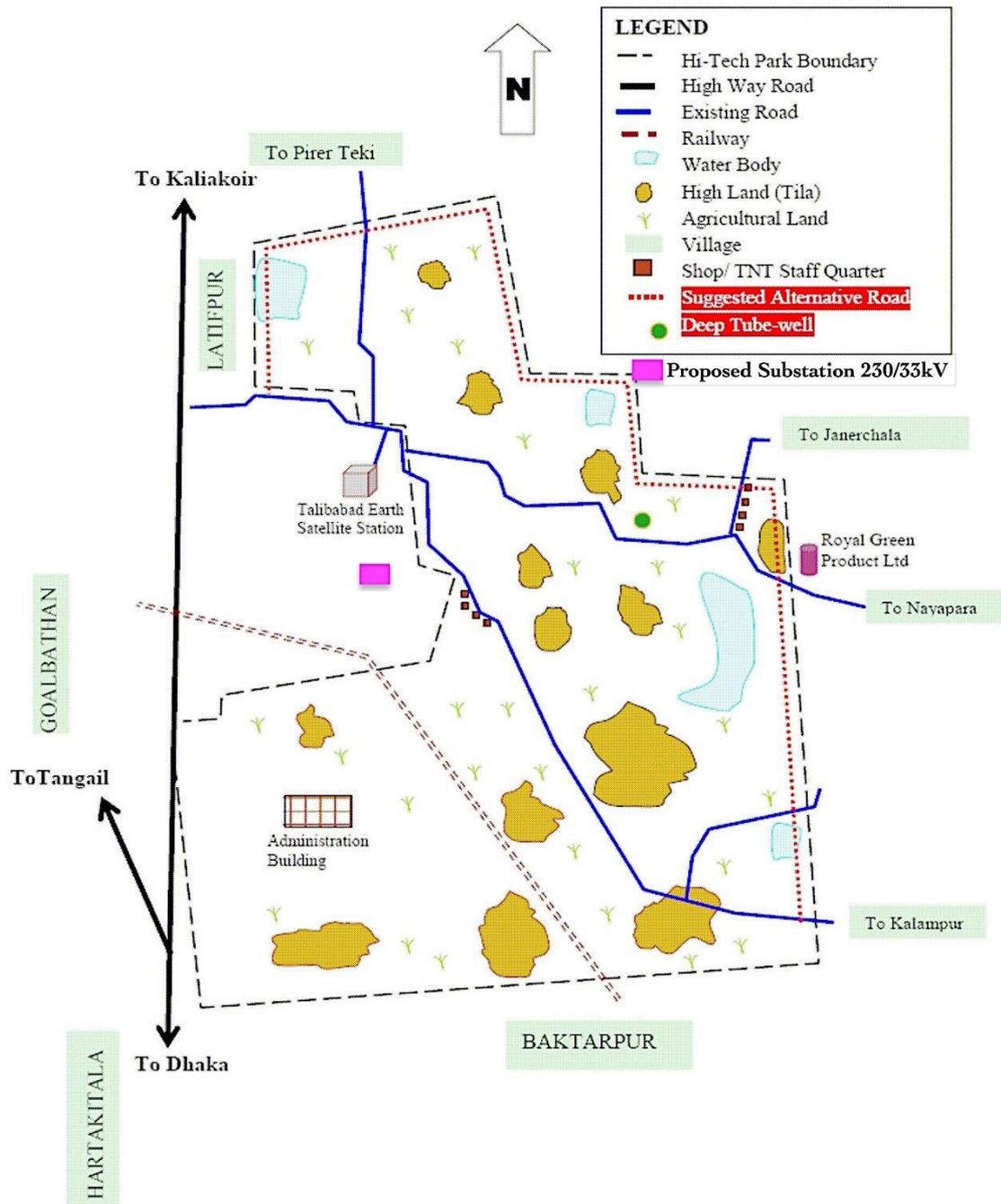


Figure-1: Land use map and location of proposed 230/33kV Substation at BHTC



Figure-2: Integrated Master Plan Layout of BHTC, Block-3 and location of proposed SS

3.9 Progress of the project

A boundary wall was constructed in 2008. A further assessment performed by the Authority and said that one advantage of the location was that land transfer was completed¹⁵.



Main gate of Bangabandhu Hi-Tech City



Existing building in Bangabandhu Hi-Tech City

¹⁵ <http://bhtc.bhtpa.gov.bd/wp-content/uploads/2015/06/Feasibility-study-report-by-PWCIndia-1.pdf>

To enclose the new 97 acres of land and reconstruction of demolished wall need to construct boundary wall in the park. For this reason, 3500-meter-long boundary wall was constructed by November 2016 under the project with cost of BDT 621.26 lac.

The project received Site Clearance¹⁶ from Department of Environment (DoE) in 2013, since according to Environment Conservation Rules, 1997, the project is classified as category 'B' which requires Initial Environmental Examination (IEE)¹⁷.

A high-tension electric line for uninterrupted and a quality power supply at BHTC was established in March 2017 by spending BDT 603.00 lac. Five sub-stations in 5 places of the park also constructed along with the 5020 m long electric line. Mostly it is a underground line but partially laid through the drain beside the Internal Access Road¹⁸.

By June 2015, the authority had awarded contracts for basic infrastructure. One of two parts of a bypass road for residents was completed, as was an internal access road. Construction had begun on sewer lines and a sewage treatment plant; the boundary wall was being extended to enclose an expected expansion and replaced where it had been demolished during other construction; installation of street lighting was underway; and refurbishment of a three-story building built in 2009 but not yet occupied was in progress¹⁹.

The original 232 acres (94 ha) site is divided into five blocks. Block 1 is reserved for government use. Blocks 2 and 5 are being built by Summit Technopolis, a joint venture between Summit Group of Bangladesh and Infinity Infotech Parks of India through Public Private Partnership (PPP) Model. Bangladesh TechnoSity is developing Block 3. As of 2020, Block 4 has not been awarded. Summit Technopolis broke ground on their portion on 28 February 2016²⁰. By June of that year, the project had been expanded to 355 acres (144 ha)²¹.



Signing of Contract Ceremony between BHTPA and Summit Tecnopolis Ltd (SIMCL-Infinity JV) on 28th June, 2015

The government offers various incentives to attract investors and tenants, such as tax breaks and exemptions on import duties²².

As of November 2020, five companies are manufacturing in the park, employing 13,000 workers. Some 37 companies have got land allocation in BHTC, of which five are currently manufacturing there. They have made investment worth Tk 3.27 billion and created employment for more than

¹⁶ http://bhtc.bhtpa.gov.bd/wp-content/uploads/2016/10/SiteClearance_KHTP.pdf

¹⁷ http://bhtc.bhtpa.gov.bd/wp-content/uploads/2016/10/EA_for_KHTP.pdf

¹⁸ <http://bhtc.bhtpa.gov.bd/construction-of-boundary-wall-electric-line/>

¹⁹ <http://bhtc.bhtpa.gov.bd/wp-content/uploads/2016/10/Progress-Report-2014-2015.pdf>

²⁰ <https://www.thedailystar.net/business/summit-technopolis-begins-building-hi-tech-park-783745>

²¹ <https://www.observerbd.com/2016/06/01/154246.php>

²² <https://www.newagebd.net/article/58145/nbr-widens-tax-waiver-for-investors-in-hi-tech-parks>

13,000 people in the country's first and the largest hi-tech park, being established on 355 acres of land in Gazipur²³.



Administrative building



Solaris Project by Bangladesh Technosity



Custom House



Laptop Manufacturing Factory by Summit Technologies

BHTPA will sign an Memorandum of Understanding (MoU) with PGCB for using the land for the construction and operation of proposed substation. BHTPA given an administrative approval on 28 February 2018 to PGCB with the following terms and conditions.

- (a) Proposed land can only be used for construction and operation of substation
- (b) An MoU have to be signed between BHTPA and PGCB
- (c) PGCB can use the land till the decommissioning of the substation

The following shows the administrative approval of using land for the construction of Grid Substation at BHTC by BHTPA.

²³ <https://thefinancialexpress.com.bd/trade/37-companies-get-land-allotment-at-bangabandhu-hi-tech-city-1604290539>



বাংলাদেশ হাই-টেক পার্ক কর্তৃপক্ষ
তথ্য ও যোগাযোগ প্রযুক্তি বিভাগ
ডাক, টেলিযোগাযোগ ও তথ্য প্রযুক্তি মন্ত্রণালয়
পরিকল্পনা শাখা
আইসিটি টাওয়ার, আগারগাঁও, ঢাকা-১২০৭
www.bhtpa.gov.bd

স্মারক নম্বর: ৫৬.১৫১.০১৮.১০.০০.০২৭.২০১২.৩৪

তারিখ: ১৬ ফাল্গুন ১৪২৪

২৮ ফেব্রুয়ারি ২০১৮

বিষয়: গ্রিড উপকেন্দ্র নির্মাণের জন্য প্রয়োজনীয় জমি ব্যবহারের প্রশাসনিক অনুমোদন প্রসঙ্গে।
উপর্যুক্ত বিষয়ের প্রেক্ষিতে জানানো যাচ্ছে যে, কালিয়াকৈরে অবস্থিত "বঙ্গবন্ধু হাই-টেক সিটিতে" গ্রিড উপ-কেন্দ্র নির্মাণের জন্য নিম্নোক্ত কো-অরডিনেটে (১৫০*১৫০) বর্গ মিটার জায়গা নিয়ে বর্ণিত শর্ত সাপেক্ষে ব্যবহারের প্রশাসনিক অনুমোদন প্রদান করা হলো।

GPS Coordinates for Land of 150*150 sq. meter:

- 1) 24± 3'54.86"N, 90±13'26.00"E
- 2) 24± 3'59.33"N, 90±13'28.16" E
- 3) 24± 3'56.36"N, 90±13'32.44"E
- 4) 24± 3'51.91"N, 90±13'30.23"E

শর্তসমূহঃ

- ১) বর্ণিত স্থানটি শুধুমাত্র গ্রিড উপ-কেন্দ্র নির্মাণ এবং তৎসংশ্লিষ্ট কাজে ব্যবহার করতে হবে।
- ২) পাওয়ার গ্রিড কোম্পানি অব বাংলাদেশ লিঃ এবং বাংলাদেশ হাই-টেক পার্ক কর্তৃপক্ষের মধ্যে একটি সমঝোতা স্মারক স্বাক্ষর করতে হবে।
- ৩) যতদিন গ্রিড উপ-কেন্দ্র থাকবে শুধুমাত্র ততদিন বর্ণিত স্থানটি পাওয়ার গ্রিড কোম্পানি অব বাংলাদেশ লিঃ ব্যবহার করতে পারবে।

হোসনে আরা বেগম, এনডিসি
ব্যবস্থাপনা পরিচালক

ব্যবস্থাপনা পরিচালক, পাওয়ার গ্রীড কোম্পানি অব বাংলাদেশ লিঃ

স্মারক নম্বর: ৫৬.১৫১.০১৮.১০.০০.০২৭.২০১২.৩৪/১(২)

তারিখ: ১৬ ফাল্গুন ১৪২৪

২৮ ফেব্রুয়ারি ২০১৮

সদস্য অবগতি ও কার্যার্থে প্রেরণ করা হলঃ

- ১) মাননীয় মন্ত্রী মহোদয়ের একান্ত সচিব, মন্ত্রী মহোদয়ের দপ্তর, তথ্য ও যোগাযোগ প্রযুক্তি বিভাগ
- ২) মাননীয় প্রতিমন্ত্রীর একান্ত সচিব, প্রতিমন্ত্রী মহোদয়ের দপ্তর, তথ্য ও যোগাযোগ প্রযুক্তি বিভাগ

হোসনে আরা বেগম, এনডিসি
ব্যবস্থাপনা পরিচালক

Administrative approval of using land for the construction of Grid Substation at BHTC by

BHTPA

Government of the People's Republic of Bangladesh
 Department of Environment
 www.doe-bd.org
 Head Office, E-16 Agargaon
 Dhaka-1207

Memo No: DoE/30.33.32.4.119.040913/ ২৬৬

Date: 22/10/2013

Subject: Site Clearance for Kaliakoir Hi-Tech Park Project at Kaliakir, Gazipur.
 Ref: Your Application dated 27/08/2013 and 26/09/2013.

With reference to the above, the Department of Environment (DOE) is pleased to award the Site Clearance in favor of Kaliakoir Hi-Tech Park Project at Kakiakoir, Gazipur subject to fulfilling the following terms and conditions.

1. This clearance shall only be applicable for the development of the infrastructure of the said project.
2. The project authority shall submit a comprehensive Environmental Impact Assessment (EIA) report considering the overall activity of the said Project in accordance with the TOR and time schedule submitted to the Department of Environment (DOE).
3. The EIA shall incorporate the following components/items :
 - (a) Executive summary
 - (b) Introduction (Background, brief description, scope of study, methodology, limitation, EIA team, references)
 - (c) legislative, regulation and policy consideration (covering the potential legal, administrative, planning and policy framework within which the EIA will be prepared)
 - (d) Project activities: A list of the main project activities to be undertaken during site clearing, construction as well as operation
 - (e) Project schedule: The phase and timing for development of the project
 - (f) Resources and utilities demand: Resources required to develop the project, such as soil and construction material and demand for utilities (water, electricity, sewerage, waste disposal and others), as well as infrastructure (road, drains, and others) to support the project
 - (g) Map and survey information
Location map, Cadastral map showing land plots (project and adjacent area) Topographical Map
 - (h) Baseline Environmental Condition should include, inter alia, following :
 - Physical Environment : Geology, Topology, Geomorphology, Soils, Meteorology, and Hydrology
 - Biological Environment : Habitats, Aquatic life and fisheries, Terrestrial Habitats and Flora and Fauna
 - Environmental Quality : Air, Water, Soil and Sediment Quality
 - (i) Socio-economic environment should include, inter alia, following :
 - Settlement and housing
 - Traffic and transport
 - Public utilities: water supply, sanitation, solid waste, drainage, dedicated industrial effluent drainage, sewerage system, green area, parking, fire hydrant, space for various utility services, etc.
 - Economy and employment
 - Fishing activities, fishing communities, fishing resources, commercial factors.
 - (j) Identification, Prediction and Evaluation of Potential Impacts (identification, prediction, magnitude, extent, quantifying, causes and effects, evaluation and assessment of positive and negative impacts likely to result from the proposed project)
 - (k) Management Plan/Procedures :
For each significant major impact, proposed mitigation measures both in-house and external will be set out for incorporation into project design or procedures, impacts, which are not capable of



1/2

mitigation, will be identified as residual impacts. Both technical and financial plans shall be incorporated for proposed mitigation measures

An outline of the Environmental Management Plan shall be developed for the project.

In Environmental Monitoring Plan, a detail technical and financial proposal shall be included for developing an in-house environmental monitoring system to be operated by the proponent's own resources (equipments and expertise)

- (l) Explore and design the project in an environmentally sound and sustainable concept by incorporating 3R policies, resources and energy efficient, optimum use of water resources energy, rain water harvesting, use of low or non waste technology, etc.
 - (m) Consultation with Stakeholders/Public Consultation (ensures that consultation with interested parties and the general public will take place and their views taken into account in the planning and execution of the project)
Beneficial Impacts (summarize the benefits of the project to the Bangladesh nation, people and local community and the enhancement potentials)
 - (n) Conclusion and Recommendations.
4. Without approval of EIA report by the Department of Environment, the project authority shall not be able to open L/C in favor of importable machineries.
 5. Without obtaining Environmental Clearance, the project authority shall not start the operation of the project.
 6. Rehabilitation of human settlement or compensation for any sort of activity which will incur damage or loss or public or private property shall be addressed as per Government of Bangladesh rules and regulations.
 7. Appropriate permission would be required to obtain from the forest Department in favor of cutting/felling of any plant/tree/sapling forested by any individual or government before doing such type of activity.
 8. No activity of cutting/razing/dressing of hill or hilly land is endorsed without permission/clearance of the concerned authority of the government.
 9. The project authority shall submit the EIA along with a filled-in application for Environmental Clearance in prescribed form, the feasibility report, the applicable fee in a treasury Chalan, the no objection certificates (NOCS) from the local authorities, NOC from other relevant agencies and other necessary documents to the Gazipur District Office of DOE with a copy to Dhaka Regional Office and Head Office of DOE in Dhaka.
 10. A soft copy of the image data as well as the maps to be generated from the image shall be submitted to DOE Head Office along with the EIA.
 11. Violation of any of the above conditions shall render this clearance void.
 12. This Clearance is valid for one year from the date of issuance and the project authority shall apply for renewal to the District Office of DOE at Gazipur with a copy to Head Office at least 30 days ahead of expiry.
 13. This Site Clearance Certificate has been issued with the approval of the appropriate authority.


22.10.2013

(Syed Nazmul Ahsan)

Deputy Director (Environment Clearance)
and
Member Secretary
Environmental Clearance Committee
Phone # 02-8181778

Project Director

Kaliakoir Hi-Tech Park Project
Bangladesh Hi-Tech Park Authority
BCC Bhaban, Agargaon, Dhaka-1207.

Copy Forwarded to:

- 1) Director, Department of Environment, Dhaka Region, Dhaka.
- 2) Assistant Director, Office of the Director General, Department of Environment, Head Office, Dhaka.

2/2